

APPENDIX A

TRPA NOP and Initial Environmental Checklist and Placer County Initial
Study and Environmental Impact Assessment Questionnaire

TAHOE REGIONAL PLANNING AGENCY

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NOTICE OF PREPARATION

FOR THE

CEDAR GROVE APARTMENTS AFFORDABLE HOUSING PROJECT ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT (EIS/EIR)

PROJECT NAME AND DESCRIPTION

The Affordable Housing Development Corporation, Inc. (AHDC), proposes to develop approximately 12.5 acres in Tahoe Vista for an affordable housing complex. The project site is located on the Kings Beach 7.5-minute U.S.G.S topographic quadrangle map, north of State Route 28 and west of National Avenue in Tahoe Vista, California. The site is currently undeveloped, forested land with dense stands of pine, fir, and cedar. Adjacent properties to the east and west have been developed for residential housing. The North Tahoe Regional Park is directly north of the project site, and the Mourelatos resort is to the south.

The project would require an amendment to the Tahoe Vista Community Plan for the annexation of the land to the Tahoe Vista Community and a TRPA Plan Area Statement (PAS) amendment for the Tahoe Estates PAS 021 Special Area 6.

The proposed development would consist of approximately 152 rental housing units. All of the units would be affordable to families with incomes at or below 80% of the median income. An internal looped roadway system with separate points for both entry and exit is proposed as part of the project. The main access from State Route 28 would be provided by National Avenue. Points of access to the complex from National Avenue that are being considered include: Grey Lane and Toyon Road, with Wildwood Road via Estates Drive being an alternative or emergency access road. A Class I bike trail and onsite parking that would comply with Placer County parking standards, are also proposed for the site.

ALTERNATIVES

Alternatives to be considered would involve several combinations and densities of clustered homes, single-family homes, and multiple-family homes such as apartments, duplexes, and fourplexes. Structures would likely be one or two stories high and consist of two-, three- or four-bedroom units. Alternatives will also consider various circulation systems with different options for entrance and exit to the site as well as internal circulation and bike trail routes. The EIR/EIS will also consider alternative locations for the project.

PROBABLE ENVIRONMENTAL EFFECTS

The following subject areas will be analyzed in the EIR/EIS:

Water Quality. The proposed project would involve development and introduction of urban surfaces (e.g., streets, roofs, driveways) on a natural site, resulting in soil erosion, urban pollutants such as grease, solvents and oil, and other potential water quality impacts. Best Management Practices (BMPs) and mitigation measures will be developed to address impacts to water quality that are identified in the EIR/EIS.

Soils and Geology. The proposed project would involve the clearing and grading of an undeveloped forested site. The EIR/EIS will describe potential environmental effects related to land capability and coverage, soils and geology, topographic alteration, slope stability, and erosion potential.

Air Quality. The proposed project would involve construction emissions and generation of fugitive dust, as well as generate more traffic in the area, contributing pollutants to the air basin. The EIR/EIS will include an assessment of short-term (i.e., construction) air quality impacts and long-term (i.e., operational) regional air pollutant emissions, including mobile, stationary, and area source emissions.

Noise. The EIR/EIS will assess potential short-term (i.e., construction) noise impacts, relative to sensitive receptors and their potential exposure. Noise levels of specific construction equipment will be determined and resultant noise levels at nearby receptors (at given distances from the source) will be calculated. Long-term (i.e., operational) noise impacts, including increased noise from mobile, stationary, and area sources, will be assessed.

Transportation. The proposed project would generate more use on existing roads and intersections as well as develop new private roads for the housing complex. The transportation analysis will evaluate traffic impacts at local intersections and roadway segments in terms of anticipated a.m. and p.m. traffic generation, and roadway and intersection capacity. New road circulation, pedestrian circulation, bicycle access and regional transportation impacts will also be assessed.

Vegetation. The proposed project would remove approximately 50% of the existing forest habitat on the site. Impacts to the forested habitat and native vegetation (including tree removal) will be analyzed further in the EIR/EIS.

Wildlife. Removal of site vegetation has the potential to affect wildlife habitat. The wildlife assessment will include the potential project impacts on existing habitat, special-status wildlife species, and sensitive biological communities.

Scenic Resources. The proposed project would remove several acres of trees and replace an undeveloped forested area with a 152-unit housing complex. Visibility from State Route 28, a scenic highway corridor, will be determined. Potential impacts from construction and

operation of the proposed project will be evaluated through the use of ground-level site photographs from sensitive viewpoints on or near the project site. Scenic effects will be evaluated in terms of visibility of the project, alteration of the visual setting, and sensitivity of viewpoints.

Cultural and Historic Resources. The proposed project is located on an undeveloped site in the north Tahoe region, a region known to contain prehistoric and historic cultural resources. The EIR/EIS will analyze the potential for cultural resources to be located on or near the site. The analysis will focus on the areas of the site to be altered by structures and surface disturbance.

Land Use. The proposed project would involve an amendment to the Tahoe Vista Community Plan and TRPA Plan Area Statement 021. Land use impacts to be addressed in the EIR/EIS include changes to onsite uses, land use compatibility, and community character. Community character will be addressed in terms of the nature and type of proposed uses and integration of proposed uses with existing and planned surrounding lands.

Growth-Inducement. The proposed project would provide approximately 152 additional affordable housing units in the Tahoe Vista area. The project could induce or result in the growth of population in the region, thereby causing an increased demand for employment opportunities and other public needs such as recreation in the region. The impacts related to growth inducement will be analyzed further in the EIR/EIS.

Public Services and Utilities. The public services and utilities section of the EIR/EIS will evaluate the need for expanded infrastructure, including wastewater collection, solid waste collection and disposal, police services, fire protection services, schools and daycare. The demand will be analyzed in terms of current and post-project service levels, adequacy of infrastructure, and plans for future expansion and/or improvements.

LEAD AGENCIES

Tahoe Regional Planning Agency (TRPA) will serve as the lead agency for the EIS, and the County of Placer will serve as lead agency for the EIR.

YOUR VIEWS ARE REQUESTED

TRPA and Placer County need to know the views of public agencies and general public as to the scope and content of the environmental information that should be addressed in the EIR/EIS in connection with the proposed project. If you are an agency with jurisdiction by law over natural or other public resources affected by the project, TRPA and Placer County need to know what environmental information germane to your statutory responsibilities should be included in the EIR/EIS.

Public scoping meetings have been scheduled for the following dates:

- November 12, 2003, at the TRPA Advisory Planning Commission (APC) meeting at 9:30 a.m. in the TRPA Governing Board Room, 128 Market Street, Stateline, Nevada.
- November 13, 2003, at the North Tahoe Regional Advisory Council (NTRAC) meeting at 6:00 pm at the North Tahoe Conference Center at 8318 North Lake Boulevard (U.S. Highway 28) Kings Beach, California.
- November 19, 2003, at the TRPA Governing Board meeting at 9:30 a.m. at the North Tahoe Conference Center at 8318 North Lake Boulevard (U.S. Highway 28) Kings Beach, California.
- A public open house will be scheduled at a later date to provide a forum for additional input regarding the scope and content of the environmental document. A public notice will be circulated to announce the open house meeting.

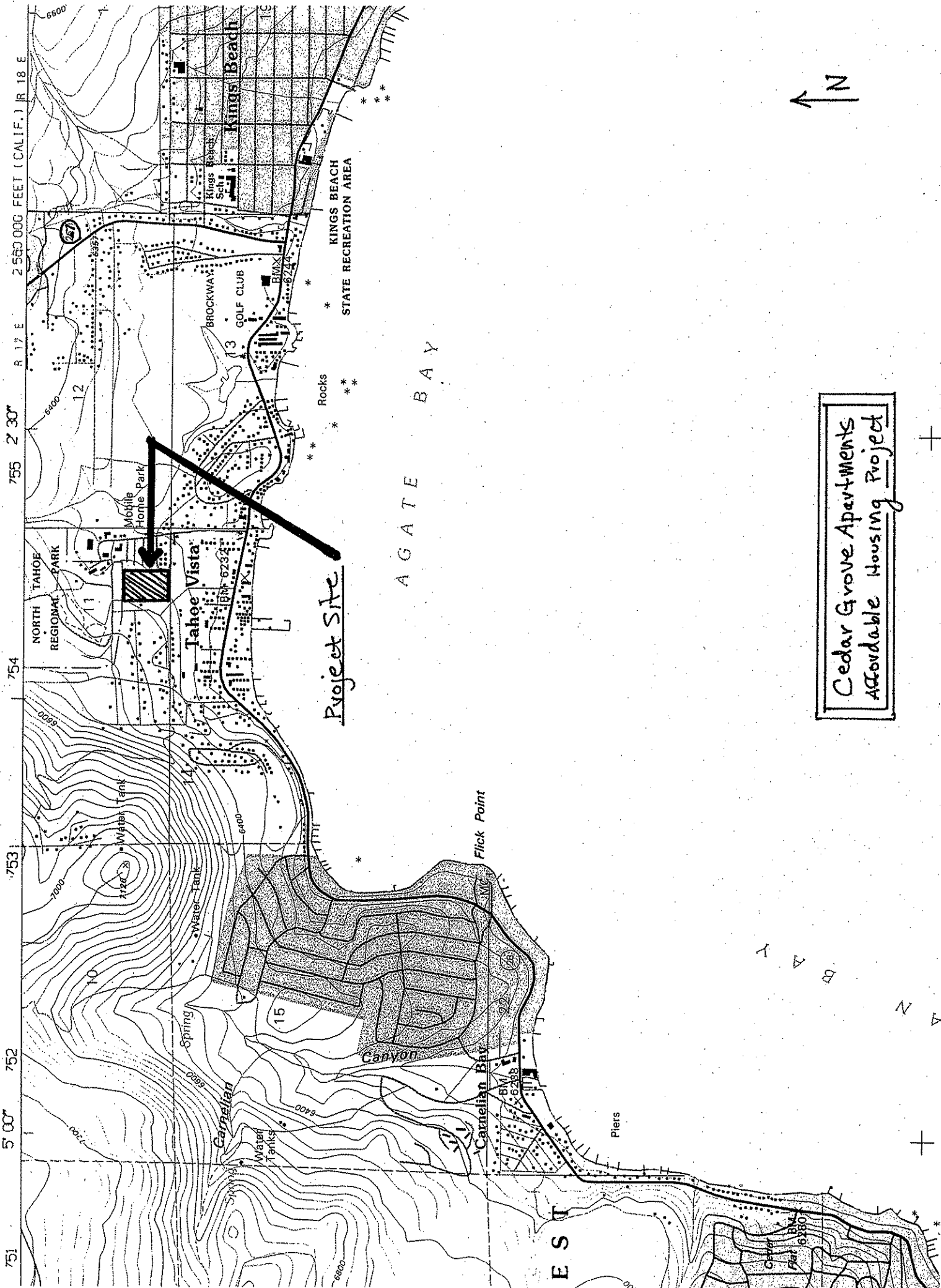
REVIEW PERIOD

Due to the time limits mandated by law, your response is requested at the earliest possible date, but no later than November 28, 2003. Please send your written response to:

Kathy Canfield
Senior Planner
Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449-5310
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FOR FURTHER INFORMATION

If you have further questions or require additional information regarding this matter, please contact Kathy Canfield using the contact information provided above. This Notice of Preparation was circulated beginning: October 28, 2003.



Cedar Grove Apartments
Affordable Housing Project

TRPA INITIAL ENVIRONMENTAL CHECKLIST AND EXPLANATIONS

TRPA INITIAL ENVIRONMENTAL CHECKLIST

for

The Initial Determination of Environmental Impact

Assessor Parcel Numbers/Property Owners:

Project Site: 112-050-001 Mourelatos Family Limited Partnership
Idlewood Road, Tahoe Vista, CA

I Project Name and Description:

Cedar Grove Apartments Affordable Housing Project: The Affordable Housing Development Corporation, Inc. (AHDC), proposes to develop approximately 12.5 acres in Tahoe Vista for an affordable housing complex. The project site is located on the Kings Beach 7.5-minute U.S.G.S topographic quadrangle map, north of State Route 28 and west of National Avenue in Tahoe Vista, California. The site is currently undeveloped land with dense stands of pine, fir, and cedar. The area is generally level with approximately 5% slope. Adjacent properties to the east and west have been developed for residential housing. The North Tahoe Regional Park is directly north of the project site, and the Mourelatos resort is to the south.

The project would require an amendment to the Tahoe Vista Community Plan for the annexation of the land to the Tahoe Vista Community Plan and a TRPA Plan Area Statement (PAS) amendment for annexation to the Tahoe Estates PAS 021 Special Area 6.

The proposed development would consist of 152 rental housing units. All of the units would be affordable to families with incomes at or below 80% of median income.

An internal looped roadway system with separate points for both entry and exit is proposed as part of the project. National Avenue would provide the main access from State Route 28. Points of access to the complex from National Avenue that are being considered include: Grey Lane and Toyon Road, with Wildwood Road via Estates Drive being an alternative or emergency access road. A Class 1 bike trail and onsite parking that would comply with Placer County parking standards are also proposed for the site.

II Environmental Impacts:

The following questionnaire will be completed by the applicant based on evidence submitted with the application. All "yes" and "no, with mitigation" answers will require further written comments.

1 Land

Will the proposal result in:

- a. *Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project will involve ground and soil disturbance for grading and site preparation. Project compliance with land capability standards will be assessed in the EIS/EIR.

- b. *A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project is surrounded by resort uses to the south, residential development on the east and west, and open space to the north. Project construction would involve grading and site preparation. TRPA standards require site disturbance be limited to building footprints and paved areas and that temporarily disturbed areas be revegetated after construction. Grading and site disturbance will be analyzed further in the EIS/EIR.

- c. *Unstable soil conditions during or after completion of the proposal?*

Yes	No	No, with Mitigation	Data Insufficient
		X	

Grading and site preparation result in some degree of soil instability in that disturbed soils are susceptible to wind and water erosion. However, the project would be required to implement temporary and permanent best management practices to avoid unstable soil conditions during and after completion. Impacts to soil stability will be analyzed further in the EIS/EIR.

- d. *Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?*

Yes	No	No, with Mitigation	Data Insufficient
X			

The proposed project would involve changes in undisturbed soil and excavation that could exceed a depth of 5 feet for site grading and installation of foundations for project features, roads, and utilities. Impacts to soil and geology will be analyzed further in the EIS/EIR.

- e. *The continuation of or increase in wind or water erosion of soils, either on or off the site?*

Yes	No	No, with Mitigation	Data Insufficient
X			

Ground clearing during construction would increase the likelihood of wind or water erosion of onsite soils. Wind and water erosion impacts will be assessed in the EIS/EIR.

- f. *Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed project is located more than a ¼ mile north of Lake Tahoe and no rivers, creeks, or streams traverse the site. Therefore, the project would not result in modifications to surface waters.

- g. *Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The project site is not located in an area prone to avalanches or mudslides, and the project would not affect the backshore. The proposed project could potentially expose people or property to geologic hazards such as earthquakes, landslides or ground failure. Geologic hazard impacts will be assessed in the EIS/EIR.

2 Air Quality

Will the proposal result in:

- a. *Substantial air pollutant emissions?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project would involve construction emissions and generation of fugitive dust, and would generate more traffic in the area, contributing pollutants to the air basin. The EIS/EIR will include an assessment of short-term (i.e., construction) air quality impacts and long-term (i.e., operational) regional air pollutant emissions, including mobile, stationary, and area source emissions.

- b. *Deterioration of ambient (existing) air quality?*

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion provided for a. above.

- c. *The creation of objectionable odors?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project would involve the use of diesel equipment for construction and could have other components that may create objectionable odors. The EIS/EIR will assess objectionable odor impacts.

- d. *Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed project would not involve construction of any structures or features that would substantially alter air movements and no element of the proposed project would affect air moisture or temperature, or result in a change in climate.

- e. *Increased use of diesel fuel?*

Yes	No	No, with Mitigation	Data Insufficient
X			

The proposed project would result in increased use of diesel fuel for construction equipment and possibly for back-up generators on site. Impacts related to increased use of diesel fuel will be analyzed further in the EIS/EIR.

3 Water Quality

Will the proposal result in:

- a. *Changes in currents, or the course or direction of water movements?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed project site is not located near any watercourses such as lakes, rivers, streams, or drainages. Therefore, the project would not result in any changes to currents or courses of water movements.

- b. *Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Excavation and grading would occur as part of site preparation for the proposed project, which could result in changes to drainage patterns or surface water runoff. The project would also increase the amount of impermeable surfaces, increasing the rate and amount of surface runoff. The project would be required to include permanent best management practices to capture runoff up to a 20-year, 1-hour storm event. Impacts related to drainage patterns and surface water runoff will be analyzed further in the EIS/EIR.

- c. *Alterations to the course or flow of 100-year flood waters?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The project would not directly affect any streams and is not expected to alter the course or flow of 100-year flood waters. The EIS/EIR will verify that the proposed project lies outside the 100-year flood plain mapped by FEMA or the U.S. Army Corps of Engineers.

- d. *Change in the amount of surface water in any water body?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The closest water body, Lake Tahoe, is located more than ¼ mile from the project site. The proposed project would not change the amount of surface water in Lake Tahoe.

- e. *Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?*

Yes	No	No, with Mitigation	Data Insufficient
X			

No creeks, streams, or other surface waters traverse the site. However, the project could generate runoff from construction activities and from changes in land use or sheetflow that could ultimately reach surface waters. The EIS/EIR will analyze impacts to surface water quality.

- f. *Alteration of the direction or rate of flow of groundwater?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The depth to groundwater is not known. TRPA ordinances require a soils/hydrologic investigation for proposed excavation greater than 5 feet below ground surface. The project may include excavation greater than 5 feet in depth; excavations are not expected to exceed 10 feet in depth. These relatively shallow excavations would not be expected to alter the rate or direction of flow of groundwater. However, the EIS/EIR will analyze and investigate potential impacts to groundwater.

- g. *Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?*

Yes	No	No, with Mitigation	Data Insufficient
			X

See response to Item f, above.

- h. *Substantial reduction in the amount of water otherwise available for public water supplies?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The addition of 152 housing units would require public water service. Although the volume of water is not expected to be substantial, impacts to public water supplies will be analyzed in the EIS/EIR.

- i. *Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The project site is not close enough to Lake Tahoe or other water bodies to expose residents to seiches. See Item c above for discussion of 100-year flood plain.

- j. *The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?*

Yes	No	No, with Mitigation	Data Insufficient
X			

The proposed project activities would involve onsite earthwork that may result in temporary changes in groundwater quality at the site or the accidental release of contaminants to groundwater exposed during excavation. Urban runoff from the proposed housing project could also potentially discharge contaminants to the groundwater. Impacts to groundwater quality will be analyzed further in the EIS/EIR.

4 Vegetation

Will the proposal result in:

- a. *Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project will result in the removal of vegetation for site preparation and construction. Project compliance with land capability and IPES standards will be assessed in the EIS/EIR.

- b. *Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Removal of vegetation has the potential to affect wildlife habitat. The EIS/EIR will include an assessment of the potential project impacts on biological resources, including wildlife habitat.

- c. *Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Landscaping may be proposed as part of the project, which would likely require fertilizer and irrigation. Impacts related to fertilizer use and irrigation and impacts to existing native plant species will be analyzed further in the EIS/EIR.

- d. *Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?*

Yes	No	No, with Mitigation	Data Insufficient
X			

Removal of forested habitat on the project site would change the diversity and distribution of native plant species. Impacts to plant diversity and distribution will be analyzed further in the EIS/EIR.

- e. *Reduction of the numbers of any unique, rare or endangered species of plants?*

Yes	No	No, with Mitigation	Data Insufficient
			X

A biological assessment was conducted for the project site in November of 2002. Several special-status plants were identified as having the potential to occur on the site. Impacts to special-status plants will be analyzed further in the EIS/EIR.

- f. *Removal of streambank and/or backshore vegetation, including woody vegetation such as willows?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

Upland forest vegetation would be removed for site preparation, however no riparian, streambank or backshore vegetation occupies the site. Therefore, no impacts to streambank or backshore vegetation would result from the proposed project.

- g. *Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The project site is located in TRPA Plan Area Statement 021 Tahoe Estates, which is classified as a residential land use. An amendment to the Tahoe Vista Community Plan is proposed to include the project site within the community plan boundaries. Therefore, the project would not affect a Conservation or Recreation land use classification.

- h. *A change in the natural functioning of an old growth ecosystem?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

A biological resources assessment for the project site was conducted in November 2002. The assessment indicated the existing forest habitat does not display characteristics of an old-growth eco-system.

5 Wildlife

Will the proposal result in:

- a. *Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?*

Yes	No	No, with Mitigation	Data Insufficient
X			

Removal of site vegetation and other proposed changes in land use have the potential to affect wildlife diversity and distribution. The EIS/EIR will analyze the potential project impacts on the diversity and distribution of animal species on the site.

- b. *Reduction of the number of any unique, rare or endangered species of animals?*

Yes	No	No, with Mitigation	Data Insufficient
			X

A biological resource inventory indicated that habitat for sensitive wildlife species may be present at the site and could be affected by the removal of site vegetation. The EIS/EIR will include the potential project impacts on the reduction of rare or endangered species.

- c. *Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Construction of homes in an existing forested habitat that is adjacent to the North Tahoe Regional Park could impede animal migration or movement. New forest openings could promote the introduction or expansion of undesirable species that affect native species, such as the brown-headed cowbird. The EIS/EIR will further analyze this issue.

- d. *Deterioration of existing fish or wildlife habitat quantity or quality?*

Yes	No	No, with Mitigation	Data Insufficient
X			

The proposed project would remove existing forest habitat on the site, which could result in the deterioration of wildlife habitat quantity and quality. Impacts to wildlife habitat will be analyzed further in the EIS/EIR.

6 Noise

Will the proposal result in:

- a. *Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Plan Area Statement, Community Plan or Master Plan?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project would result in intermittent short-term noise effects primarily associated with the operation of onsite construction equipment and offsite construction vehicles. The noise produced during construction would vary daily depending on the type of construction activity. Increased human activity and vehicular traffic generated by the project would also increase ambient noise levels. Noise impacts will be analyzed further in the EIS/EIR.

- b. Exposure of people to severe noise levels?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Please see discussion a. above.

- c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Please see discussion a. above.

7 Light and Glare

Will the proposal:

- a. Include new or modified sources of exterior lighting?*

Yes	No	No, with Mitigation	Data Insufficient
X			

Exterior lighting is proposed for the housing complex, which could result in impacts to surrounding land uses. Impacts to surrounding land uses from lighting will be analyzed in the EIS/EIR.

- b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Implementation of the proposed project would involve the installation of various sources of light, including street lights. Project lighting could create illumination greater than the existing surrounding area. Impacts to surrounding land uses related to proposed lighting will be analyzed in the EIS/EIR.

- c. *Cause light from exterior sources to be cast off-site or onto public lands?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The North Tahoe Regional Park is located north of the project site. Proposed project lighting could cast light onto park lands. The EIS/EIR will analyze the proposed project's light impacts to offsite lands.

- d. *Create new sources of glare through the siting of the improvements or through the use of reflective materials?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Proposed project components could create new sources of glare through siting or use of materials. Impacts related to the creation of glare to surrounding land uses will be assessed in the EIS/EIR.

8 Land Use

Will the proposal:

- a. *Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?*

Yes	No	No, with Mitigation	Data Insufficient
X			

The project site is not currently designated for multi-family residential development at the proposed density. In addition, the proposed project would require an amendment to the Tahoe Vista Community Plan and TRPA Plan Area Statement 021 Tahoe Estates. The EIS/EIR will analyze the project's consistency with permissible land uses in the area.

- b. *Expand or intensify an existing non-conforming use?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The project site is currently undeveloped. There are no existing non-conforming uses on the site and therefore would not be intensified by the proposed project.

9 Natural Resources

Will the proposal result in:

- a. *A substantial increase in the rate of use of any natural resources?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The construction and operation of a housing complex could result in the increase in rate of use of natural resources (e.g., land, soil, water). Energy in the form of diesel fuel, gasoline, oil, electricity, and natural gas would be consumed during proposed project construction to operate heavy equipment and machinery and by residents after project completion. Impacts to natural resources will be assessed in the EIS/EIR.

- b. *Substantial depletion of any non-renewable natural resource?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed project would not involve the use of non-renewable natural resources, with the exception of fuel and building materials for construction. It would not be considered a substantial depletion of non-renewable resources to construct a 152-unit complex. Therefore, this topic will not be analyzed further in the EIS/EIR.

10 Risk of Upset

Will the proposal:

- a. *Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed project site is undisturbed with no known historic uses involving hazardous materials (e.g., underground storage tanks, pump stations, railroad tracks). No evidence exists of hazardous materials on the site that could be accidentally released or exposed during project activities. In addition, the project would not involve any routine transport, use, or disposal of hazardous materials. Although hazardous materials such as fuel and other materials would be present on the site during construction, this would be temporary and all materials would be used in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. Therefore, the project does not pose a risk of accident or upset conditions involving the release of hazardous materials.

- b. *Involve possible interference with an emergency evacuation plan?*

Yes	No	No, with Mitigation	Data Insufficient
X			

Construction activities within roadways could temporarily obstruct or slow vehicles attempting to evacuate or access the project area in the event of an emergency. Construction would occur in phases so that a limited area of roadway would be disturbed at any one time. In addition, the developer would notify all emergency service providers prior to the start of construction activities, to advise them of roadway construction activities. This issue will be evaluated further in the EIS/EIR

11 Population

Will the proposal:

- a. *Alter the location, distribution, density, or growth rate of the human population planned for the Region?*

Yes	No	No, with Mitigation	Data Insufficient
X			

The population of Tahoe Vista would likely increase as a result of the 152-unit affordable housing complex. The EIS/EIR will analyze the project's impacts to population distribution and the rate of growth planned for the region.

- b. *Include or result in the temporary or permanent displacement of residents?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

Construction and implementation of the proposed project on the undeveloped site would not result in the temporary or permanent displacement of residents in the project area. The purpose of the project is to provide additional housing in Tahoe Vista. Displacement of residents will not be analyzed further in the EIS/EIR.

12 Housing

Will the proposal:

- a. *Affect existing housing, or create a demand for additional housing?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The purpose of the proposed project is to supply additional housing in Tahoe Vista. No houses exist at the project site, so none would be removed by the project. The project is not expected to increase demand for housing.

- b. *Result in the loss of affordable housing?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The project would supply additional affordable housing units in Tahoe Vista. Therefore, the proposed project would not result in the loss of affordable housing in the area.

13 Transportation/Circulation

Will the proposal result in:

- a. *Generation of 100 or more new daily vehicle trip ends (DVTE)?*

Yes	No	No, with Mitigation	Data Insufficient
X			

A new housing complex of 152 units would generate an increase in daily vehicle trips by more than 100. A preliminary traffic study, conducted in November 2002 using a proposed complex of 110 units, estimated 690 additional vehicle trips would be generated by the project. This report, along with any needed additional studies, will be used to address impacts related to increased traffic generation in the EIS/EIR.

- b. *Changes to existing parking facilities, or demand for new parking?*

Yes	No	No, with Mitigation	Data Insufficient
X			

The proposed project includes 278 parking spaces. This is calculated by using a factor of 0.67 parking spaces per bedroom (400 bedrooms are proposed), plus an additional 10 parking spaces (i.e., 0.67 spaces/bedroom x 400 bedrooms + 10 spaces = 278 spaces). A parking study was performed in November 2002 using a proposed complex of 110 units to analyze the parking supply and demand for the proposed project. This report and additional studies will be used in the EIS/EIR to analyze impacts to parking generated by the project.

- c. *Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The increase in housing and population generated by the proposed project could have impacts to the transportation systems in the Tahoe Vista and north Tahoe region. Impacts to transportation, bicycle and pedestrian systems will be analyzed further in the EIS/EIR.

- d. *Alterations to present patterns of circulation or movement of people and/or goods?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Proposed access from State Route 28 at National Avenue and the addition of new private roads could alter the existing patterns of circulation in Tahoe Vista. Impacts to traffic and pedestrian circulation will be analyzed further in the EIS/EIR.

- e. *Alterations to waterborne, rail or air traffic?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed project does not involve waterborne, rail, or air transportation. Therefore, no impacts or alterations would occur related to waterborne, rail, or air transportation as a result of the project.

- f. *Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The additional trip generation and installation of new roads proposed as part of the project could result in increased traffic hazards to motor vehicles, bicyclists and pedestrians. This topic will be analyzed further in the EIS/EIR.

14 Public Services

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

Yes	No	No, with Mitigation	Data Insufficient
			X

The expansion of housing and public utility infrastructure in Tahoe Vista may result in the need for additional or altered fire protection services. Existing services provided by the North Tahoe Fire Protection District and the potential need for additional fire protection services will be addressed in the EIS/EIR.

b. Police protection?

Yes	No	No, with Mitigation	Data Insufficient
			X

Police protection for the Tahoe Vista area may be affected by the project due to the expansion of available housing and increase in population. The EIS/EIR will address the existing police protection services and the potential need for additional services as a result of the project.

c. Schools?

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project would increase the population of Tahoe Vista, and therefore could put additional demands on existing schools and day care centers, or require new schools or daycare centers. The effects of the proposed project on schools and day care in the Tahoe Vista area will be analyzed further in the EIS/EIR.

d. Parks or other recreational facilities?

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project site currently provides access via an informal trail to the North Tahoe Regional Park. Impacts to the trail, park and other recreation facilities in the project vicinity as well as the potential need for additional parks will be analyzed in the EIS/EIR.

- e. *Maintenance of public facilities, including roads?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project would result in an increased use of existing roads, public facilities, and government services. The EIS/EIR will analyze project impacts related to existing and proposed public facilities and government services.

- f. *Other governmental services?*

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion e. above.

15 Energy

Will the proposal result in:

- a. *Use of substantial amounts of fuel or energy?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The long-term operation of a housing complex could use substantial amounts of fuel or energy or result in an increase in demand upon existing energy sources. Energy in the form of diesel fuel, gasoline, oil, electricity, and natural gas would be consumed during proposed project construction to operate heavy equipment and machinery. The relationship between short-term uses and long-term productivity and any significant irreversible and irretrievable commitment of resources related to use of fuel or energy will be identified and documented in the EIS/EIR.

- b. *Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?*

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion a. above.

16 Utilities

Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas?

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed 152-unit housing complex located on an existing undeveloped site would result in the need for expanded utilities including electricity, natural gas, communication systems, water, sewage, water drainage, and solid waste disposal. The EIS/EIR will address impacts related to demand and installation of utility systems for the proposed project.

b. Communication systems?

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion a. above.

c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion a. above.

d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion a. above.

e. *Storm water drainage?*

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion a. above.

f. *Solid waste and disposal?*

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion a. above.

17 Human Health

Will the proposal result in:

a. *Creation of any health hazard or potential health hazard (excluding mental health)?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed project site is undisturbed with no known historic uses involving hazardous materials (e.g. underground storage tanks, pump stations, train tracks). No evidence exists of hazardous materials on the site. In addition, the proposed housing project would not involve any routine transport, use or disposal of hazardous materials. Although hazardous materials such as fuel and other materials would be present on the site during construction, this would be temporary and all materials would be used in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. The project does not pose a risk of accident or upset conditions or create any potential health hazards.

b. *Exposure of people to potential health hazards?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion a. above.

18 Scenic Resources/Community Design

Will the proposal:

- a. *Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project would replace a forested area with a 152-unit housing complex. Visibility from State Route 28, a scenic roadway travel unit, and Lake Tahoe will be determined. Potential scenic impacts from construction and operation of the proposed project will be evaluated in the EIS/EIR.

- b. *Be visible from any public recreation area or TRPA designated bicycle trail?*

Yes	No	No, with Mitigation	Data Insufficient
X			

The North Tahoe Regional Park is located directly north of the project site, and a bike trail currently runs through the forested site. The EIS/EIR will analyze the project impacts to views from public recreation areas and bike trail facilities.

- c. *Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?*

Yes	No	No, with Mitigation	Data Insufficient
			X

See discussion b. above.

- d. *Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed housing complex height and design features will be analyzed in the EIS/EIR for consistency with the Placer County and TRPA standards.

- e. *Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project components will be analyzed in the EIS/EIR for consistency with the Scenic Quality Improvement Program and Design Review Guidelines.

19 Recreation

Will the proposal:

- a. *Create additional demand for recreation facilities?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The project would provide housing for new residents in Tahoe Vista. Impacts to recreation facilities in the project vicinity as well as the potential need for additional parks will be analyzed in the EIS/EIR.

- b. *Create additional recreation capacity?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed project is expected to include onsite recreation facilities for residents but does not include additional recreation opportunities for the public.

- c. *Have the potential to create conflicts between recreation uses, either existing or proposed?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The project is not expected to create conflicts between recreation uses but this issue will be examined in the EIS/EIR as it relates to increased demand discussed in a. above.

- d. *Result in a decrease or loss of public access to any lake, waterway, or public lands?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

A new public bike trail would be constructed through the site for access to the North Tahoe Regional Park. The site does not currently provide any formal, dedicated public access to the

park but is used for informal access. The site does not provide public access to the lake or any waterway. The project will not result in a decrease or loss of public access.

20 Archaeological/Historical

- a. *Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?*

Yes	No	No, with Mitigation	Data Insufficient
			X

A heritage resource inventory was conducted for the project site in December 2002. No archaeological or historic sites were determined to be significant resources under CEQA or the TRPA Code. The project is not anticipated to have impacts to cultural resources. However, there is the potential for unknown resources to be discovered during construction. Impacts to cultural resources will be analyzed in the EIS/EIR.

- b. *Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Please see discussion a. above.

- c. *Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Please see discussion a. above.

- d. *Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?*

Yes	No	No, with Mitigation	Data Insufficient
			X

Please see discussion a. above.

21 Findings of Significance

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?*

Yes	No	No, with Mitigation	Data Insufficient
X			

Removal of site vegetation and site development has the potential to degrade water quality and air quality; and affect plant and wildlife diversity and distribution, sensitive plant wildlife species, wildlife habitat and plant communities on the site, and cultural resources. The EIS/EIR will include an assessment of the potential project impacts on these issues.

- b. *Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)*

Yes	No	No, with Mitigation	Data Insufficient
X			

Short-term use is characterized by the development of a residential community and other facilities as proposed. Long-term productivity involves sustaining relationships of the natural resource base in a condition sufficient to support social and economic health (TRPA 1999). The proposed project would remove existing vegetation to build an affordable housing complex. This proposed use could result in a short-term use of the site to the disadvantage of long-term goals. The EIS/EIR will assess the proposed project's potential to achieve short-term goals to the disadvantage of long-term, environmental goals.

- c. *Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant).*

Yes	No	No, with Mitigation	Data Insufficient
			X

The proposed project may have impacts to numerous resources that could be significant when considered on a cumulative basis. The EIS/EIR will address cumulative impacts resulting from the proposed project.

- d. *Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?*

Yes	No	No, with Mitigation	Data Insufficient
			X

The project could adversely affect human beings through increased noise, air emissions, and traffic. The EIS/EIR will address these issues.

III Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date

Written Comments: (use additional sheets as necessary)

IV Determination (To Be Completed By TRPA)

On the basis of this evaluation:

- a. *The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure.*

Yes	No

- b. *The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures.*

Yes	No

- c. *The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with this chapter and TRPA's Rules of Procedure.*

Yes	No
X	

Signature of Evaluator

Date

Title of Evaluator

**Notice of Intent
to Prepare a Federal Environmental Impact Statement
Cedar Grove, Tahoe Vista, Placer County, California**

Project Name and Description

The Affordable Housing Development Corporation, Inc. (AHDC), proposes to develop approximately 12.2 acres in the Tahoe Vista area of Placer County for an affordable housing complex. The project site is located on the Kings Beach 7.5-minute U.S.G.S topographic quadrangle map, north of State Route 28 and west of National Avenue in Tahoe Vista, California. The site is currently undeveloped, forested land with dense stands of pine, fir, and cedar. Adjacent properties to the east and west have been developed for residential housing. The North Tahoe Regional Park is directly north of the project site, and the Mourelatos resort is to the south.

The project would require an amendment to the Tahoe Vista Community Plan for the annexation of the land to the Tahoe Vista Community and a Tahoe Regional Planning Commission (TRPA) Plan Area Statement (PAS) Amendment for the Tahoe Estates PAS 021 Special Area 6.

This is to be a combined document – EIR (Environmental Impact Report) under the California State Environmental Quality Act, EIS (Environmental Impact Statement) under the Tahoe Regional Planning Commission Code of Regulations and EIS (Environmental Impact Statement) under the Federal National Environmental Policy Act.

The proposed development would consist of approximately 152 rental housing units, 23 buildings approximately 41.7% site coverage, and a density of 12.4 units per acre. All of the units would be affordable to families with incomes at or below 80% of the median income. An internal looped roadway system with separate points for both entry and exit is proposed as part of the project. National Avenue would provide the main access from State Route 28. Points of access to the complex from National Avenue that are being considered include: Grey Lane and Toyon Road, with Wildwood Road via Estates Drive being an alternative or emergency access road. A Class 1 bike trail and onsite parking are also proposed for the site.

Alternatives to the Proposed Action

There are five alternatives to the proposed action to be analyzed in the EIR/EIS/EIS. The alternatives are all variations of the site layout and density. Alternative sites for the project were explored early in the process and it was determined that no other more viable site was available.

Alternative B, Reduced Density:

Alternative B is a reduced density low-income housing plan. The coverage in this alternative would be:

Coverage Ratio: 38.6%
Density: 10.8 units/acre

Buildings: 19
Population: 364 (Assuming 1 person/bedroom)

Alternative C, Increased Density:

Alternative C is an increased density low-income housing plan. The coverage in this alternative would be:

Coverage Ratio: 44.0%
Density: 13.1 units/acre
Buildings: 21
Population: 452 (Assuming 1 person/bedroom)

Alternative D, For-Sale Moderate Income Housing and low and moderate rental housing, 30% Coverage:

Alternative D is mixed, 48 for sale units and 96 rental units. The coverage in this alternative would be:

Coverage Ratio: 30%
Density: 11.8 units/acre
Buildings: 26
Population: 568 (Assuming 1 person/bedroom)

Alternative E, For-Sale Moderate Income Housing and low and moderate rental housing, 50% Coverage:

Alternative E is mixed, 52 for sale units and 100 rental units. The coverage in this alternative would be:

Coverage Ratio: 50%
Density: 12.46 units/acre
Buildings: 28
Population: 394 (Assuming 1 person/bedroom)

Alternative F, No Project/No Action:

If nothing were done, no additional affordable housing would be built. The project site would remain vacant.

Probable Environmental Effects

The following subject areas will be analyzed in the combined EIR/EIS/EIS:

Water Quality. The proposed project would involve development and introduction of urban surfaces (e.g., streets, roofs, driveways) on a natural site, resulting in soil erosion, urban pollutants such as grease, solvents and oil, and other potential water quality impacts. Best Management Practices (BMPs) and mitigation measures will be developed to address impacts to water quality that are identified in the EIR/EIS/EIS.

Soils and Geology. The proposed project would involve the clearing and grading of an undeveloped forested site. The EIR/EIS/EIS will describe potential environmental effects related to land capability and coverage, soils and geology, topographic alteration, slope stability, and erosion potential.

Air Quality. The proposed project would involve construction emissions and generation of fugitive dust, as well as generate more traffic in the area, contributing pollutants to the air basin. The EIR/EIS/EIS will include an assessment of short-term (construction) air quality impacts and long-term (operational) regional air pollutant emissions, including mobile, stationary, and area source emissions.

Noise. The EIR/EIS/EIS will assess potential short-term (construction) noise impacts, relative to sensitive receptors and their potential exposure. Noise levels of specific construction equipment will be determined and resultant noise levels at nearby receptors (at given distances from the source) will be calculated. Long-term (operational) noise impacts, including increased noise from mobile, stationary, and area sources, will be assessed.

Transportation. The proposed project would generate more use on existing roads and intersections as well as develop new private roads for the housing complex. The transportation analysis will evaluate traffic impacts at local intersections and roadway segments in terms of anticipated a.m. and p.m. traffic generation, and roadway and intersection capacity. New road circulation, pedestrian circulation, bicycle access and regional transportation impacts will also be assessed.

Vegetation. The proposed project would remove approximately 50% of the existing forest habitat on the site. Impacts to the forested habitat and native vegetation (including tree removal) will be analyzed further in the EIR/EIS/EIS.

Wildlife. Removal of site vegetation has the potential to affect wildlife habitat. The wildlife assessment will include the potential project impacts on existing habitat, special-status wildlife species, and sensitive biological communities.

Scenic Resources. The proposed project would remove several acres of trees and replace an undeveloped forested area with a 152-unit housing complex. Visibility from State Route 28, a scenic highway corridor, will be determined. Potential impacts from construction and operation of the proposed project will be evaluated through the use of ground-level site photographs from sensitive viewpoints on or near the project site. Scenic effects will be evaluated in terms of visibility of the project, alteration of the visual setting, and sensitivity of viewpoints.

Cultural and Historic Resources. The proposed project is located on an undeveloped site in the north Tahoe region, a region known to contain prehistoric and historic cultural resources. The EIR/EIS/EIS will analyze the potential for cultural resources to be located on or near the site. The analysis will focus on the areas of the site to be altered by structures and surface disturbance.

Land Use. The proposed project would involve an amendment to the Tahoe Vista Community Plan and TRPA Plan Area Statement 021. Land use impacts to be addressed in the EIR/EIS/EIS include changes to onsite uses, land use compatibility, and

community character. Community character will be addressed in terms of the nature and type of proposed uses and integration of proposed uses with existing and planned surrounding lands.

Growth-Inducement. The proposed project would provide approximately 152 additional affordable housing units in the Tahoe Vista area. The project could induce or result in the growth of population in the region, thereby causing an increased demand for employment opportunities and other public needs such as recreation in the region. The impacts related to growth inducement will be analyzed further in the EIR/EIS/EIS.

Public Services and Utilities. The public services and utilities section of the EIR/EIS/EIS will evaluate the need for expanded infrastructure, including wastewater collection, solid waste collection and disposal, police services, fire protection services, schools and daycare. The demand will be analyzed in terms of current and post-project service levels, adequacy of infrastructure, and plans for future expansion and/or improvements.

Lead Agencies

The County of Placer has been delegated lead agency responsibility for NEPA compliance by the U.S. Department of Housing and Urban Development (HUD). Generally, the lead agency for a NEPA project would be an agency of the federal government. However, Section 104 (g) of Title I of the Housing and Community Development Act (42 United States Code [USC] Section 5304[g]) and Section 288 of Title II of the Cranston-Gonzalez National Affordable Housing Act (42 USC Section 12838) allow recipients of HUD assistance to assume NEPA responsibilities in projects involving CDBG and HOME funds, respectively. States and local governments assuming this role are defined as responsible entities (RE) (24 CFR Section 58.2[a] [7]). HUD's guidance for REs is contained in 40 CFR Part 58. As a RE and lead agency, Placer County assumes the responsibility for environmental review, decision-making, and action that would otherwise apply to HUD under NEPA.

In addition, the County of Placer is the California Environmental Quality Act (CEQA) lead agency responsible for preparing an Environmental Impact Report (EIR) and the Tahoe Regional Planning Agency (TRPA) will serve as the lead agency for an EIS under the Tahoe Regional Planning Compact.

Your Views Are Requested

Placer County needs to know the views of public agencies and general public as to the scope and content of the environmental information that should be addressed in the EIR/EIS/EIS in connection with the proposed project. If you are an agency with jurisdiction by law over natural or other public resources affected by the project, Placer County needs to know what environmental information germane to your statutory responsibilities should be included in the EIR/EIS/EIS.

Public scoping meetings were held on the following dates:

November 12, 2003, at the TRPA Advisory Planning Commission (APC) meeting at 9:30 a.m. in the TRPA Governing Board Room, 128 Market Street, Stateline, Nevada.
November 13, 2003, at the North Tahoe Regional Advisory Council (NTRAC) meeting at 6:00 pm at the North Tahoe Conference Center at 8318 North Lake Boulevard (U.S. Highway 28) Kings Beach, California.

November 19, 2003, at the TRPA Governing Board meeting at 9:30 a.m. at the North Tahoe Conference Center at 8318 North Lake Boulevard (U.S. Highway 28) Kings Beach, California.

Review Period

Your response is requested at the earliest possible date, but no later than 30 days from the Federal Register posting date. Please send your written response to:

Joanne Auerbach,
Housing Program Coordinator and Placer County NEPA Certifying Officer
Placer County Redevelopment Agency
11493 B Avenue
Auburn, CA 95603
E-mail: jauerbac@placer.ca.gov

For Further Information

If you have further questions or require additional information regarding this matter, please contact Joanne Auerbach using the contact information provided above. This Notice of Preparation was circulated beginning: August 5, 2005.



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 889-7470/FAX (530) 889-7499

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

TITLE OF PROJECT: Cedar Grove Apartments/Mourelatos Affordable Housing/Tahoe Vista Community Plan Amendment (EIAQ-3728)

Environmental Setting: Located north of SR 28 and west of National Avenue in Tahoe Vista, the project site is 12.5 acres in size and is currently undeveloped. Site vegetation consists of moderate to dense stands of pine/fir/cedar with scattered shrubby undergrowth. The site is generally level with a south-trending slope of about 5 percent; there are no significant drainages on the property. Adjoining lands to the east and west of the property have been developed for residential uses. The North Tahoe Regional Park is north of the property and the Mourelatos Resort is on the south. Several informal pedestrian/bicycle trails cross the property.

Project Description: The Mourelatos family, in partnership with AHDC, Inc., propose developing the 12.5 acre property into 110 units of affordable housing. This development will consist of the Cedar Grove Apartments, an 80 unit affordable housing complex (45-60% of median income) on 6.2 acres of the site, and the Mourelatos Partnership, a 30 unit affordable housing complex (80% of median income) on 6.3 acres of the site. The Cedar Grove Apartments consists of 20 two-bedroom units, 48 three-bedroom units and 12 four-bedroom units; all but one of the apartment units will be single-story. Parking for the apartments consists of 162 uncovered stalls. The Mourelatos Partnership consists of 4 single-family units, 3 duplex units, 3 fourplex units and a single 8-units building; all structure will be two stories. The 4 single-family units will each have two-car garages; parking for the remaining units consists of 52 uncovered spaces.

The project proposes constructing private roadways to access the development site. These roadways include: 1) a 24-foot main roadway from Grey Lane in the east that will travel west and then north through the Cedar Grove Apartments site, intersecting Donner Road at the North Tahoe Regional Park; 2) a 24-foot roadway from Toyon Road in the east (south of Grey Lane) that will travel west into the Mourelatos Partnership site; and 3) an 18-foot roadway that will travel through the Mourelatos Partnership site north from that 24-foot roadway to intersect site the 24-foot main roadway in the Cedar Grove Apartments site. A Class 1 bike trail will enter the property from the south, intersect at Toyon Road and travel north along the main 24-foot roadway through North Tahoe PDU property to Donner Road. The North Tahoe PUD may be interested in granting an easement through their property for this trail. A fence and gate will separate the Cedar Grove Apartments and Mourelatos Partnership. The gates will be located at either end of the 18-roadway; the fence will be installed along the western side of the Class 1 bike trail.

The project requests the following entitlements: a Community Plan Amendment to annex the 12.5 acre parcel into the Tahoe Vista Community Plan; a rezoning and Plan amendment from PAS 021 Tahoe Estates to Special Area 6 in the Tahoe Vista Community Plan; a Minor Boundary Line Adjustment between the project parcel and an adjacent parcel to the south (owned by the Mourelatos family) to create a separate 6.2 acre parcel for the Cedar Grove Apartments; and a Variance to reduce the North Tahoe Area General Plan parking requirements from 310 spaces to 222 spaces.

Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

1. LAND USE PLANNING. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues (See attachments for information sources)		No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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community)?

- f. Result in a substantial alteration of the present or planned land use of an area?

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Probable Environmental Effects: The project site is in PAS 021 Tahoe Estates in the North Tahoe Area General Plan; the lands adjacent to the east and south of the site are within the Tahoe Vista Community Plan. Surrounding land uses include single family residential to the west, single-family residential and a mobile home park to the east, North Tahoe Regional Park to the north and the Mourelatos resort property to the south. Single-family residential is an allowed use within PAS 012 Tahoe Estates; no other residential uses (i.e., multiple family dwelling, multi-person dwelling, etc.) are permitted in this Plan Area. The maximum residential density permitted in the Plan Area is one unit per parcel. The project proposes developing 110 units of affordable housing (a mix of apartment units and market-rate units) on the 12.5 acre site. This proposed land use is not consistent with the provisions of PAS 012 Tahoe Estates.

In order to allow for the use and density proposed, the project will require an annexation into the Tahoe Vista Community Plan and a Plan amendment and rezoning from PAS 012 Tahoe Estates to Special Area #6 (Residential Area). Special Area #6 allows for multiple-family dwellings at a maximum density of 15 units per acre. The project will also require the approval of an increase in the allowable land coverage for the provision of affordable housing, in the TRPA Code of Ordinances, to allow for 50 percent coverage.

2. POPULATION AND HOUSING. Would the proposal:

- a. Cumulatively exceed official regional or local population projections?
- b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?
- c. Displace existing housing, especially affordable housing?

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Probable Environmental Effects: The maximum density permitted in PAS 021 is one single-family residence per parcel. The proposed development of 110 residential units represents a significant increase over the density allowed. This increase in residential density, which exceeds the population projections in the North Tahoe General Plan and introduces substantial growth (in terms of the number of units and the infrastructure to serve these units) into the area, represents a potentially significant impact.

3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a. Unstable earth conditions or changes in geologic substructures?
- b. Significant disruptions, displacements, compaction or overcrowding of the soil?
- c. Substantial change in topography or ground surface relief features?
- d. The destruction, covering or modification of any unique

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Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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geologic or physical features?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| e. Any significant increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Probable Environmental Effects: The proposed project will have probable environmental impacts that are considered to be potentially significant due to the proposed grading and alteration of the existing ground surface required for the proposed paving and roadway improvements. Appropriate mitigations should be proposed that will reduce the impacts as a result of this grading. With the initial submittal by the applicant, proposals to incorporate both pre and post construction BMP's have been made. A specific description of the proposed BMP's should be made to determine if proper mitigation for erosion will be incorporated into the project's design.

4. WATER. Would the proposal result in:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exposure of people or property to water related hazards such as flooding? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Changes in currents, or the course or direction of water movements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Meadows Reservoir, Combie Lake, and Rollins Lake?

Probable Environmental Effects: The probable environmental impacts to the surface water quality issues are considered to be potentially significant. The current proposal has the potential to increase the amount of stormwater runoff from pre-development levels and cause downstream drainage impacts if not properly mitigated. The significant increase in impervious surface has the potential to degrade water quality by introducing oils, greases, and sediments into the stormwater runoff. With the initial submittal by the applicant, a proposal has been made to incorporate both pre and post development BMP's into the projects design. Additional discussion is required to demonstrate that specific types of BMP's will provide adequate mitigation for the project's impacts to water quality.

5. AIR QUALITY. Would the proposal:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Probable Environmental Effect: This project is located in the Lake Tahoe air basin. This area is designated as non-attainment for the state particulate matter standard. While the proposed project's operational emissions are expected to be below the District's Significance Thresholds, the project will contribute to significant cumulative impacts occurring within the Lake Tahoe Air Basin. Additionally, construction emissions could result in significant air quality impacts. The Draft Environmental Impact Report should evaluate the following potential air quality impacts.

1. In the background and setting sections of the air quality section, please discuss the existing air quality in the Tahoe Basin and the attainment designation for all criteria pollutants; discuss the regulatory implications of the impending new federal ozone and particulate matter standards; and discuss the health effects associated with all criteria pollutants.
2. Using the Urban Emission Estimate Model (URBEMIS7G), estimate short term construction and long-term operational emissions associated with this project. Provide a comparison of the emissions that would be expected with buildout of this property under the existing general plan and zoning designations and the proposed project. Compare these estimates to the District's Significance Thresholds of 82 pounds per day for reactive organic gas, particulate matter and nitrogen oxide emissions and 550 pounds per day for carbon monoxide emissions.
3. Perform a Caline computer model analysis for any intersection that is or will be operating at a level of service D or below with this project.
4. Discuss cumulative air quality impacts occurring within the Tahoe Air Basin, and how this project contributes to those impacts identified. This analysis should also discuss impacts to Lake Tahoe from the project's nitrogen and particulate matter emissions.
5. Identify if there are any sensitive receptors within one half mile of the project site and any potential impacts on these land uses.
6. Identify mitigation measures / project design alternatives that can be implemented to offset this project's air quality impacts.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Probable Environmental Effects: The probable environmental impacts are considered to be potentially significant unless mitigation is incorporated because of the increase in vehicle, bicycle and pedestrian traffic created by the proposed housing project. Appropriate mitigations should be based on a traffic analysis that evaluates: on-site circulation, multiple alternatives for off-site access such as connection to Wildwood Drive to Estates Drive to SR 28, impacts to local roads (Grey Lane, Toyon Road, Donner Road and Wildwood Road), impacts to local intersections (Estates Drive/SR 28, National Avenue/SR 28) and special needs created by the project entrance to County or State public roads. Additional analysis should include a review of the following: on-site bike lanes and the interconnection with local or regional bikeways, right-of-way required for access both public and on-site and compliance with standards as required by the Tahoe Vista Community Plan. The number of parking spaces provided by the project is not consistent with the requirements of the Standards & Guidelines for Signage, Parking & Design for the North Tahoe Area General Plan. Based upon the residential uses proposed (multiple-family and single-family), 310 parking spaces are required. The project proposes installing 222 spaces (over 2 spaces/unit). A Variance to these standards will be required to permit the number of spaces proposed.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Significant ecological resources including: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1) Wetland areas including vernal pools; | | | | |
| 2) Stream environment zones; | | | | |
| 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat; | | | | |
| 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat; | | | | |
| 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration | | | | |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- areas of waterfowl within the Pacific Flyway;
6) Important spawning areas for anadromous fish?

Probable Environmental Effects: The project site is an undeveloped area of pine, fir and cedar forest with a native shrub understory. The development of the project will require extensive grading and the removal of large areas of site vegetation for the construction of roadways, utilities and homesites. It is estimated that approximately 716 trees of diameters greater than 6 inches dbh (47 percent of the tree total) will be removed in order to allow for the development of the property. The loss of vegetation, and the potential wildlife habitat that such vegetation provides, is significant. A biological site survey that describes the biological resources on the property will be submitted. This report will provide an assessment of project impacts to site vegetation and wildlife, describe the forested environment and evaluate the potential for wetlands and the potential habitat for special status species on the site. Specific tree loss mitigation may include replanting, an in-lieu fee to the County's Tree Preservation Fund or the submissions of a Vegetation Management Plan (prepared by a registered forester).

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

9. HAZARDS. Would the proposal involve:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Probable Environmental Effects: The development of the site will introduce human and mechanical activities in an area of high wildland fire potential. The project applicant/developer will be responsible for contacting the fire serving agencies regarding the agencies' ability to provide fire protection services to the site.

10. NOISE. Would the proposal result in:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increases in existing noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- b. Exposure of people to noise levels in excess of County standards?



11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

- a. Fire Protection?



- b. Sheriff Protection?



- c. Schools?



- d. Maintenance of public facilities, including roads?



- e. Other governmental services?



Probable Environmental Effects: North Tahoe Fire provides fire protection services, Placer County Sheriff's Department provides police protection services and the Tahoe Truckee Unified School District operates both elementary and secondary schools in the area. Placer County provides government services (e.g., libraries, etc.) and the County's Department of Public Works is responsible for road maintenance on County roadways. Project development will result in an additional demand on the need for these public services. The probable environmental impacts are considered to be potentially significant with the introduction of new structures, occupants and vehicles as a result of the proposed project. The applicant will be required to obtain "will serve" letters from the various public service providers indicating that these providers have that facilities/capacities to provide services to the project.

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a. Power or natural gas?



- b. Communication systems?



- c. Local or regional water treatment or distribution facilities?



- d. Sewer, septic systems, or wastewater treatment and disposal facilities?



- e. Storm water drainage?



- f. Solid waste materials recovery or disposal?



- g. Local or regional water supplies?



Environmental Issues*(See attachments for information sources)*

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Probable Environmental Effects: The Tahoe Truckee Disposal Company provides solid waste pickup and removal services; Sierra Pacific Power provides electricity; Pacific Bell provides phone service to the area; and the North Tahoe PUD provides water and sewer services. The construction of 110 residential units represents an incremental increase in demand for utilities and service systems. The probable environmental impacts are considered to be potentially significant with the introduction of new structures, paved surfaces, occupants and vehicles as a result of the proposed project. The applicant will be required to obtain "will serve" letters from the utilities and service systems indicating that the utilities and service providers have that facilities/capacities to provide services to the project. The DEIR needs to quantify the project water supply and sewage disposal demands and verify that adequate capacity is available in the respective utility systems.

13. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Probable Environmental Effects: The conversion of a vacant, undeveloped parcel into a residential development could create a negative aesthetic effect when viewed from surrounding properties and the construction of 110 residential units could create adverse light and glare effects. These represent potentially significant aesthetic impacts. The design of the project will be consistent with the policies of the Design Guidelines for North Tahoe and the project will be required to submit design plans to the North Tahoe Design Review Committee for their review and approval of architectural style and building materials and colors. The applicant/developer will submit lighting plans to the Development Review Committee for review and approval. Only shielded lighting will be permitted on the site.

14. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Disturb paleontological resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Probable Environmental Effects: Site grading and development activities could disturb or otherwise adversely affect historic and prehistoric resources on the property. The project will submit a site-specific cultural resources study that addresses potential historic and prehistoric resources on the property and provides an evaluation of these resources and mitigation to offset development impacts.

15. RECREATION. Would the proposal:

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Significant Unless Mitigation Incorporated	Potentially Significant Impact
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a. Increase the demand for neighborhood or regional parks or other recreational facilities?

☐☐☒☐

b. Affect existing recreational opportunities?

☐☒☐☐

Probable Environmental Effects: The development of new residential units represents an incremental increase in demand for recreational facilities in this area of North Tahoe. The project will be required to pay park dedication fees to the North Tahoe PUD to offset the demand for increased recreational facilities. The construction and dedication of a Class 1 bike path will serve to offset the increased demand on these facilities.

III. MANDATORY FINDINGS OF SIGNIFICANCE

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?

☐☐☐☒

B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

☐☐☐☒

C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

☒☐☐☐

Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Probable Environmental Effects:

A. Potential to degrade the environment.

The project site is a 12.5 acre area of moderate to dense conifer forest with an understory of shrubby vegetation. The site preparation and development activities that will occur on this parcel will result in the loss or alteration of a significant portion of this vegetation and the habitat this vegetation provides. This reduction in habitat is a potentially significant impact.

The applicant/developer will conduct a biological site assessment to identify the biological resources and the effects of project development on these resources. This assessment will include a survey of potential special status plant and animal species as well as an identification and quantification of potential wetland areas. Tree loss will be mitigated through on-site plantings, in lieu fees to the Placer County Tree Preservation Fund or the preparation of a Vegetation Management Plan; potential wetland loss will be mitigated through in-kind reconstruction/replacement. The applicant/developer will also conduct a cultural resources survey of the site to determine the presence of prehistoric/historic activity or occupation. Should such resources be identified, the applicant/developer will implement those mitigations identified in the resource survey.

B. Cumulative impacts.

In the cumulative context, the project is consistent with the Tahoe Vista Community Plan (presuming the approval of an annexation into this Plan area) for future multi-family residential development. The project could, however, have a significant adverse effect on public and environmental resources in the Tahoe Vista area. The incremental increase in demand on the road system and the public service infrastructure in combination with a reduction in natural habitat is a potentially significant cumulative impact. The increased grading, erosion, impervious surface, traffic and impact on public services has the potential of creating long-term, cumulative and substantial environmental impacts without mitigation.

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input checked="" type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |
| <input checked="" type="checkbox"/> California Department of Forestry | <input checked="" type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> U.S. Army Corp of Engineers | <input type="checkbox"/> California Department of Toxic Substances |
| <input type="checkbox"/> U.S. Fish and Wildlife Service | <input type="checkbox"/> |
| <input type="checkbox"/> National Marine Fisheries Service | |

VI. DETERMINATION (to be completed by the Lead Agency)

- A. I find that the proposed project is categorically exempt (Class ____) from the provisions of CEQA. ☐
- B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐
- C. I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐
- D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared. ☐
- E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, or Master EIR). ☒
- F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (i.e. focused, subsequent, or supplemental EIR). ☐
- G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared. ☐

H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2)], 15180, 15181, 15182, 15183.



VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

Michael Wells, Planning Department

Robert Vrooman, Department of Public Works

Roger Davies, Environmental Health Services

David Vintze, Air Pollution Control District

Signature: _____

ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

Date

PLACER COUNTY PLANNING DEPARTMENT
11414 "B" Avenue, Auburn, CA 95603
(530)889-7470 or 1-800-488-4308

ENVIRONMENTAL IMPACT ASSESSMENT QUESTIONNAIRE

Required maps: 30
Required applications: 30

Receipt No.
Filing Fee: \$910.00

Pursuant to the policy of the Board of Supervisors, the Planning Department cannot accept applications on tax delinquent property or property with existing County Code violations.

SEE FILING INSTRUCTIONS ON LAST PAGE OF THIS APPLICATION FORM

- (ALL) 1. Project Name (same as on IPA): *Cedar Grove Apartments/Mourelatos Partnership Affordable Housing Project*
- PLNG 2. What is the general land use category for the project (for example, residential, commercial, agricultural, or industrial, etc.)? *Multi-family residential. Affordable housing.*
- PLNG 3. What is the number of units or gross floor area proposed? *110 units.*
- DPW 4. Are there existing facilities on-site (buildings, wells, septic systems, parking, etc.)? Yes ☐ No ☒ If yes, show on site plan and describe:
- DPW 5. Is adjacent property in common ownership? Yes ☒ No ☐ Acreage: *6.1 Acres*
Assessor's Parcel Numbers: *117-071-028*
- PLNG 6. Describe previous land use(s) of site over the last 10 years: *Vacant.*

GEOLOGY & SOILS

NOTE: Detailed topographic mapping and preliminary grading plans may be required following review of the information presented below.

- DPW 7. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? Yes ☐ No ☒ If yes, describe: *A soils and geology hazards study has not been completed.*
- PW 8. How many cubic yards of material will be imported? *5,546 cubic yards.*
Exported? *0.* Describe material sources or disposal sites, transport methods and haul routes? *Source material will be clean fill from the local area.*

GEOLOGY & SOILS *continued*

- DPW 9. What is the maximum proposed depth and slope of any excavation? *10' at 1:1 slope.*
- DPW 10. Are retaining walls proposed? Yes ☐ No ☒ If yes, identify location, type, height, etc.:
- DPW 11. Would there be any blasting during construction? Yes ☐ No ☒ If yes, explain:
- DPW 12. How much of the area is to be disturbed by grading activities? *Approximately 5.5 acres.*
- PLNG 13. Would the project result in the direct or indirect discharge of sediment into any lakes or
DEH streams? Yes ☐ No ☒ If yes, explain: *Temporary and permanent BMPs will be constructed onsite to eliminate the potential for direct or indirect discharge. All BMPs will be constructed to meet Lahontan, TRPA and Placer County requirements.*
- DPW 14. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? Yes ☐ No ☒ If yes, describe:

DRAINAGE & HYDROLOGY

NOTE: Preliminary drainage studies may be required following review of the information presented below.

- DPW 15. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? Yes ☐ No ☒ If yes, name the body of water here and show location on site plan:
- DEH 16. If answer to #15 is yes, would water be diverted from this water body? Yes ☐ No ☐
- DEH 17. If yes, does applicant have an appropriate or riparian water right? Yes ☐ No ☐
- DEH 18. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name if applicable.
Lake Tahoe is over 1/4 mile to the south.
- What percentage of the project site is presently covered by impervious surfaces?
0%.
After development? *40.3%*
- DPW 19. Would any run-off of water from the project enter any off-site canal/stream?
DEH Yes ☐ No ☒ If answer is yes, identify: *See attached explanation.*

DRAINAGE & HYDROLOGY continued

- DEH 20. Will there be discharge to surface water of waste waters other than storm water run-off? Yes ☐ No ☒ If yes, what materials will be present in the discharge?
What contaminants will be contained in stormwater run-off? *Oil and Grease.*
Pretreatment prior to runoff entering detention basins is proposed.
- DPW 21. Would the project result in the physical alteration of a body of water? Yes ☐ No ☒
If so, how?

Will drainage from this project cause or exacerbate any downstream flooding condition? Yes ☐ No ☒ If yes, explain:
- DPW 22. Are any of the areas of the property subject to flooding or inundation? Yes ☐ No ☒
If yes, accurately identify the location of the 100-year floodplain on the site plan.
- DPW 23. Would the project alter drainage channels or patterns? Yes ☒ No ☐ If yes, explain:
DEH *See attached explanation.*

VEGETATION AND WILDLIFE

NOTE: Detailed studies or exhibits such as tree surveys and wetland delineations may be required following review of the information presented below. Such studies or exhibits may also be included with submittal of this questionnaire. (See Filing Instructions #8 and #9 for further detail.)

- PLNG 24. Describe vegetation on the site, including variations throughout the property:
A mixture of pines, firs and cedars with some areas of dense tree populations. Under story consists of native vegetation.
- PLNG 25. Estimate how many trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: *716 trees.*
- PLNG 26. Estimate the percentage of existing trees which would be removed by the project as proposed: *47%.*
- PLNG 27. What wildlife species are typically found in the area during each of the seasons?
Mountain pocket gopher, Douglas squirrel, raccoon, coyote, bear, Mountain quail, Band-tailed pigeon, Stellars jay, several species of sparrows and finches.
- PLNG 28. Are rare or endangered species of plants or animals (as defined in Section 15380 of the California Environmental Quality Act Guidelines) found in the project area? *None as known. A plant and wildlife survey has not been conducted.*
- PLNG 29. Are any Federally listed threatened or endangered plants, or candidates for listing, present on the project site as proposed? If uncertain, a list is available in the Planning Department: *None as known. A plant and wildlife survey has not been conducted.*

VEGETATION AND WILDLIFE continued

- PLNG 30. Will the project as proposed displace any rare or endangered species (plants/animals)?
No.
- PLNG 31. What changes to the existing animal communities' habitat and natural communities will the project cause as proposed? *See attached.*
- PLNG 32. Is there any rare, natural community (as tracked by the California Department of Fish and Game Natural Diversity Data Base) present on the proposed project? *None as known. A plant and wildlife survey has not been conducted.*
- PLNG 33. Do wetlands or stream environment zones occur on the property (i.e., riparian, march, vernal pools, etc.)? Yes ☐ No ☒
- PLNG 34. If yes, will wetlands be impacted or affected by development of the property?
Yes ☐ No ☐
- PLNG 35. Will a Corps of Engineers wetlands permit be required? Yes ☐ No ☒
- PLNG 36. Is a letter from the U.S. Army Corps of Engineers regarding the wetlands attached?
Yes ☐ No ☒

FIRE PROTECTION

- DPW 37. How distant are the nearest fire protection facilities? *Approximately 1.4 miles at Kings Beach Fire Station.*
- DPW 38. What is the nearest emergency source of water for fire protection purposes?
Existing fire hydrant on Toyon Road, approximately 50' from site.

Describe the source and location: *Existing fire hydrant on Toyon Road, approximately 50' from site.*
- DPW 39. What additional fire hazard and fire protection service needs would the project create?
Need for additional fire protection devices on the site and within the buildings.

What facilities are proposed with this project? *Automatic sprinklers in all structures. New fire hydrants will be constructed throughout the site according to North Tahoe Fire Protection District requirements.*

For single access projects, what is the distance from the project to the nearest through road?

Are there off-site access limitations that might limit fire truck accessibility, i.e. steep grades, poor road alignment or surfacing, substandard bridges, etc.? Yes ☐ No ☒
If yes, describe:

NOISE

NOTE: Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

DEH 40. Is the project near a major source of noise? Yes ☐ No ☒ If so, name the sources:

DEH 41. What noise would result from this project – both during and after construction? *Noise during construction. Noise from residential uses.*

AIR QUALITY

NOTE: Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

APCD 42. Are there any sources of air pollution within the vicinity of the project? *Yes.*
If so, name the sources: *Automobiles.*

APCD 43. What are the type and quantity of vehicle and stationary source (e.g. woodstove emissions, etc.) air pollutants which would be created by this project at full buildout? Include short-term (construction) impacts. *Emission sources will include motor vehicles and onsite combustion for building heating, no woodburning stoves or fireplaces are proposed. During construction: exhaust emission from construction vehicles and equipment, fugitive emissions of reactive organic gases from asphalt paving and architectural coatings and fugitive dust from site grading.*

APCD 44. Are there sensitive receptors of air pollution located within one quarter mile of the project (e.g. schools, hospitals, etc.)? Yes ☒ No ☐ Will the project generate any toxic/hazardous emissions? *The project will not generate any toxic/hazardous emissions. Sensitive receptors include existing pre-school to the northeast.*

APCD 45. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale.
See attached explanation.

APCD 46. Will there be any land clearing of vegetation for this project? Yes ☒ No ☐ How will the vegetation be disposed? *Trees and vegetation will be removed by a licensed tree removal service and chipped and used for mulch where possible onsite. The balance will be removed and disposed of according to Placer County regulations.*

WATER

NOTE: Based upon the type and complexity of the project, a detailed study of domestic water system capacity and/or groundwater impacts may be necessary.

- DPW 47. For what purpose is water presently used onsite? *Not applicable.*
What and where is the existing source? *Not applicable.*
Is it treated water intended for domestic use? *Not applicable.*
What water sources will be used for this project? *North Tahoe Public Utility District (NTPUD).*
Domestic: *NTPUD* Irrigation: *NTPUD*
Fire Protection: *NTPUD* Other:
What is the daily water usage of the project? *31,400 gallons per day domestic plus 500 gallons/day for irrigation.*
Is the project within a public domestic water system district or service area? *Yes*
If yes, will the public water supplier serve this project? *A will serve letter has been requested.*
What is the proposed source of domestic water? *Same*
What is the projected peak water usage of the project? *31,400 gallons per day.*
- DEH 48. Are there any wells on the site? Yes ☐ No ☒ If so, describe depth, yield, contaminants, etc.:

AESTHETICS

NOTE: If the project has potential to visually impact an area's scenic quality, elevation drawings, photos or other depictions of the proposed project may be required.

- PLNG 49. Is the proposed project consistent/compatible with adjacent land uses and densities?
See attached explanation.
- PLNG 50. Is the proposed project consistent/compatible with adjacent architectural styles?
Yes. The project design is compatible with the Design Guidelines established in the Tahoe Vista Community Plan and the North Tahoe General Plan. See attached explanation.
- PLNG 51. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? *Yes* By whom? *Placer County Design Review Committee.*
- PLNG 52. Describe signs and lighting associated with the project: *See attached explanation.*
- PLNG 53. Is landscaping proposed? Yes ☒ No ☐ If so, describe and indicate types and location of plants on a plan. *See attached explanation.*

ARCHAEOLOGY/HISTORY

NOTE: If the project site is on or near a historical or archaeological site, specific technical studies may be required for environmental determination.

- PLNG 54. What is the nearest historic site, state historic monument, national register district, or archaeological site? *Unknown, a cultural resources study has not been completed.*
- PLNG 55. How far away is it? *Unknown.*
- PLNG 56. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? *None as known. See attached explanation.*

SEWAGE

NOTE: Based upon the type and complexity of the project, a detailed analysis of sewage treatment and disposal alternatives may be necessary to make an environmental determination.

- DEH 57. How is sewage presently disposed of at the site? *Not applicable.*
- DEH 58. How much wastewater is presently produced daily? *Not applicable.*
- DEH 59. What is the proposed method of sewage disposal? *Public sewer system.*
Is there a plan to protect groundwater from wastewater discharges? Yes ☒ No ☐
If yes, attach a draft of this plan. *Use Sanitary Sewer.*
- DEH 60. How much wastewater would be produced daily? *Approximately 31,400 gallons per day.*
- DEH 61. List all unusual wastewater characteristics of the project, if any. What special treatment processes are necessary for these unusual wastes? *None.*
Will pre-treatment of wastewater be necessary Yes ☐ No ☒ If yes, attach a description of pre-treatment processes and monitoring system.
- DEH 62. Is the groundwater level during the wettest time of the year less than 8 feet below the surface of the ground within the project area? *Unknown.*
- DEH 63. Is this project located within a sewer district? *Yes*
If so, which district? *NTPUD*
Can the district serve this project? *A will serve letter will be requested.*
- DEH 64. Is there sewer in the area? *Yes*
- DEH 65. What is the distance to the nearest sewer line? *15' to the east in Toyon Road.*

HAZARDOUS MATERIALS

Hazardous materials are defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (including oils, lubricants, and fuels).

- DEH 66. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes ☐ No ☒ *No.*
- DEH 67. If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials? Yes ☐ No ☐
- DEH 68. If you answered yes to question #65, do you store any of these materials in underground storage tanks? Yes ☐ No ☐ If yes, please contact the Environmental Health Division at (530)889-7335 for an explanation of additional requirements.

SOLID WASTE

- DEH 69. What types of solid waste will be produced? *Residential garbage.*
How much? *Equivalent of 2 cans per week per household average - 220 cans per week.*
How will it be disposed of? *Tahoe Truckee Sierra Disposal Company, Inc.*

PARKS/RECREATION

- PLNG 70. How close is the project to the nearest public park or recreation area? *Less than 1/4 of a mile.*
Name the area. *North Tahoe Regional Park.*

SOCIAL IMPACT


- PLNG 71. How many new residents will the project generate? *Maximum number of residents is estimated at 314 persons.*
- PLNG 72. Will the project displace or require relocation of any residential units? *No.*
- PLNG 73. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? *Develop existing privately owned vacant land to 110 apartment units with roadways and a bike path.*
- PLNG 74. Would the project create/destroy job opportunities? *Create jobs for construction, affordable housing management and maintenance staff.*
- PLNG 75. Will the proposed development displace any currently productive use? *No.*
If yes, describe:

TRANSPORTATION/CIRCULATION

NOTE: Detailed Traffic Studies prepared by a qualified consultant may be required following review of the information presented below.

- DPW 76. Does the proposed project front on a County road or State Highway? Yes ☒ No ☐
If yes, what is the name of the road? *Toyon Road and Grey Avenue.*
- DPW 77. If no, what is the distance to the nearest County road?
Name of road?
- DPW 78. Would any non-auto traffic result from the project (trucks, trains, etc.)? Yes ☒ No ☐
If yes, describe type and volume: *Delivery trucks, construction traffic, trash pick up, etc.*
- DPW 79. What road standards are proposed within the development? *Private road and driveway standards will comply with the Placer County Land Development Manual*
Show typical street section(s) on the site plan.
- DPW 80. Will new entrances onto County roads be constructed? Yes ☒ No ☐
If yes, show location on the site plan.
- DPW 81. Describe any proposed improvements to County roads and/or State Highways:
Construct driveways and driveway tapers.
- DPW 82. How much additional traffic is the project expected to generate? (Indicate average daily traffic (ADT), peak hour volumes, identify peak hours. Use Institute of Transportation Engineers' (ITE) trip generation rates where project specific data is unavailable): *See attached explanation.*
- DPW 83. Would any form of transit be used for traffic to/from the project site? *Access to public transit may be available dependant on Placer County TART availability to National Avenue.*
- DPW 84. What are the expected peak hours of traffic to be caused by the development (i.e., Churches: Sundays, 8:00 a.m. to 1:00 p.m.; Offices: Monday through Friday, 8:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m.)? *Cannot determine without traffic study.*
- DPW 85. Will project traffic affect an existing traffic signal, major street intersection, or freeway interchange? Yes ☐ No ☐ If yes, explain: *Unknown. A traffic study has not yet been completed.*
- DPW 86. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project?
A Class I bike path is proposed through the property to as a segment of the proposed NTPUD Highway 28 to North Tahoe Regional Park bike trail.

Name and title (if any) of person completing this Questionnaire:

Signature:  Date: 8-13-02

Title: William Spann, AHDC, Inc. Telephone: (530) 269-3744

FILING INSTRUCTIONS

Complete the Environmental Impact Assessment Questionnaire and submit 15 copies of this form, the Initial Project Application, the current filing fee, and 20 maps which show the following information. Maps shall be no larger than 8 1/2" x 14" or folded to that size. (For subdivision proposals, all information required by Section 19.125 of the Subdivision Ordinance for tentative map submittals, must be included in addition to the information listed below.

1. Boundary lines and dimensions of parcel(s).
2. Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and distance from property lines.
3. The approximate area of the parcel (in square feet or acres).
4. Names, locations and widths of all existing traveled ways, including driveways, streets, and rights-of-way on, or adjacent to the property.
5. Approximate locations and widths of all proposed streets, rights-of-way, driveways, and/or parking areas.
6. Approximate location and dimensions of all proposed and existing easements, wells, leach lines, seepage pits, or other underground structures.
7. Approximate location and dimensions of all proposed easements for utilities and drainage.
8. Approximate location of all creeks, drainage channels, riparian areas, and a general indication of the slope of the land and all trees of significant size.
9. Accurately plot, label, and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). Note: A tree survey prepared by an I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application.
10. North arrow and approximate scale of drawing.
11. Vicinity map which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
12. Assessor's parcel number, section, township, and range.
13. Name(s) of property owner(s) and applicant, if any.
14. An indication of any adjacent lands in the same ownership.
15. For areas in the Tahoe Basin only: Existing impervious surface area (sq. ft.): 0
proposed 206,029 Impervious surface area allowed (sq. ft.) 167,998 (280,830 with transfer)

FOR INFORMATION REGARDING PROJECTS WITH EFFECTS THAT ARE NORMALLY SIGNIFICANT, REFER TO SECTION 31.45B OF THE PLACER COUNTY ENVIRONMENTAL REVIEW ORDINANCE.

APPLICANTS ARE ENCOURAGED TO CONTACT THE STAFF PLANNER ASSIGNED TO THE PROJECT AT THE EARLIEST OPPORTUNITY TO DETERMINE POSSIBLE NEED AND SCOPE OF ADDITIONAL STUDIES.

**Cedar Grove/Mourelatos Partnership
Affordable Housing Project
APN: 112-050-001 and**

The subject parcel is approximately 12.5 acres and is currently owned by the Mourelatos family in Tahoe Vista. The Mourelatos family also owns an approximate 5.9 acre parcel to the south. AHDC, Inc. and the Mourelatos family have an agreement to develop the 12.5 acre parcel into an 80 unit affordable housing complex (45% to 60% of medium income) by the name of Cedar Grove Apartments, and a 30 unit affordable housing complex (80% of medium income), to be referred to as the Mourelatos Partnership, for a total of 110 units. Landscaping and walkways are proposed throughout the entire site. The property is primarily Class 6 land with a small portion that is Class 4.

The 80 unit Cedar Grove Apartments will be comprised of 20 two-bedroom units, 48 three-bedroom units and 12 four-bedroom units. A small community building is also proposed. Parking will be comprised of 162 uncovered parking stalls which equals over 2 parking spaces per unit. The 80 unit component of this development will be situated on approximately 6.2 acres. All of the apartment buildings except for one are proposed to be two stories, the one building will be one story. A variance from the North Tahoe Community Plans Standards and Guidelines for Parking will be requested from both TRPA and Placer County.

The 30 unit Mourelatos Partnership development is comprised of 4 single family units, 3 duplex units, 3 fourplex units and 1 eight unit building for a total of 30 units. This portion of the development will on a 6.3 acre parcel. The four single family units will have garages for two parking spaces each. An additional 52 uncovered parking spaces are also proposed for the 30 unit development for a total of 60 parking spaces or 2 spaces per unit. All of the buildings are proposed to be two stories. A variance from the North Tahoe Community Plans Standards and Guidelines for Parking will be requested from both TRPA and Placer County.

A 24 foot private road will enter the Cedar Grove Apartments from Grey Lane traveling west to the main north-south 24 foot through road traveling north to the North Tahoe PUD Regional Park and eventually intersecting with existing Donner Road. Another 24 foot private road is proposed to enter the Mourelatos Partnership development via existing Toyon Road and travel west through the property to an 18' wide private drive that will travel north-south connecting to the main 24 foot wide north-south through road to Cedar Grove Apartments. The Class 1 bike trail will enter the property from the south where it will join Toyon Road, then travel along the main north/south road to the NTPUD property through to Donner Road. The North Tahoe PUD owns the parcel directly north and may be interested in granting an easement through their property for the main north-south road and Class 1 bike trail to connect to Donner Road. The Class 1 bike trail will connect to the proposed North Tahoe PUD bike trail traveling north along National Avenue from Highway 28 to the North Tahoe Regional Park.

A fence and gate will separate the two developments. One gate will be located at each end of the private 18' wide drive traveling through the Mourelatos Partnership

development. A fence will be constructed along the western side of the proposed Class 1 bike trail traveling through the Cedar Grove Apartments development.

A Community Plan Amendment is also being requested to annex the entire 12.5 acre parcel into the Tahoe Vista Community Plan. The purpose of the annexation is to allow for 50% coverage as approvable by TRPA for Affordable Housing Projects in Community Plan areas. The current Plan Area Statement for this parcel is PAS 021 – Tahoe Estates. The parcel is directly adjacent to the Community Plan boundaries.

A Minor Boundary Line Adjustment is also proposed between APNs 112-050-001 and 117-071-028. The purpose of the Minor Boundary Line Adjustment is to allow the Cedar Grove Apartments project to be on its own 6.2 acre parcel to eventually be sold separately to the entity who will ultimately manage the complex. After the Boundary Line Adjustment, the 30 unit portion of the project will remain with the Mourelatos Family as a 12 acre parcel to be managed by them. The remaining 12 acre Mourelatos Family parcel will be a mixed use project including the Resort and the 30 unit Affordable Housing project. The Mourelatos Resort expansion is submitted as a separate project with a completely different design team.

Cedar Grove Apartments/Mourelatos Partnership Affordable Housing Project
Placer County Environmental Impact Assessment Questionnaire (EIAQ)
Supplemental Information

19. Would any run-off or water from the project enter any off-site canal/stream?

No. Drainage and erosion control facilities will be constructed on the site to prevent run-off or water from the project from entering any off-site canal or stream.

Best Management Practices (BMPs) are included as part of the overall project design. These improvements include curb and gutter, storm drains, stormwater detention system and drip line infiltration trenches. Storm water run-off will be routed to onsite Rainstore Stormwater Detention System and infiltration trenches for infiltration of water into the soil. All facilities will be designed to handle the 20-year 1-hour storm to prevent sediment from being transported offsite. Areas will be stabilized with paving or revegetation to prevent erosion. Temporary BMPs will be installed during construction and will include sediment fencing and pine needle mulch.

23. Would the project alter drainage channels or patterns.

Yes. The project will alter existing drainage patterns because new impervious surfaces will be constructed on the property. Drainage improvements will also be designed to collect drainage and contain the 20-year 1-hour storm on the site. Best Management Practices (BMPs) are included as part of the overall project design. These improvements include curb and gutter, storm drains, stormwater detention system and drip line infiltration trenches. Storm water run-off will be routed to onsite Rainstore Stormwater Detention System and infiltration trenches for infiltration of water into the soil. All facilities will be designed to handle the 20-year 1-hour storm to prevent sediment from being transported offsite. Areas will be stabilized with paving or revegetation to prevent erosion. Temporary BMPs will be installed during construction and will include sediment fencing and pine needle mulch.

31. What changes to the existing animal communities' habitat and natural communities will the project cause as proposed?

The proposal will result in development of a vacant area that may serve as habitat to some non-sensitive native species. However, the project area is surrounded by existing development. Single family residential homes exist to the west; tourist accommodation properties and a public campground exist to the south and a combination of multi-family and single-family residential developments exists directly to the east. Industrial properties exist to the east and north of the property with a developed public road to the north. This site is within designated urban boundaries of the Tahoe Basin. This site is probably not suitable habitat for most species in its vacant state given the existing surrounding development. To mitigate any loss of habitat to this questionable habitat area, the project will provide landscaping preserve areas in their natural state where no disturbance is proposed.

45. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale.

Mitigation measures to reduce air quality impacts of the project will include the following:

- *No open burning of debris shall occur on this property before, during and after construction.*
- *Periodic watering of the site during construction will help eliminate dust.*
- *Construction equipment shall be maintained in good condition and in proper tune in compliance with manufacturer's specifications and not allowed to idle for long periods of time.*
- *The project developer and construction manager will conduct periodic monitoring during construction.*
- *Grading activities shall be scheduled to ensure that repeated grading will not be required.*
- *Clearing, earth-moving, and excavation operations and other grading activities shall cease when wind speed exceeds 20 miles per hour averaged over 1 hour.*
- *On-site roads shall be paved as soon as feasible, and watered periodically or until the road area is paved. Access or haul road adjoining the project shall be treated as necessary to prevent off-site migration and accumulation of dirt, soil or other materials which can subsequently be entrained in ambient air.*
- *Paved aprons will be maintained at all access encroachments onto the State highway. The aprons and portions of the street adjacent to the apron shall be flushed and/or swept at least once daily.*

An Air Quality analysis has not been completed for the project therefore emission reductions and corresponding beneficial air quality impacts can not be quantified.

49. Is the proposed project consistent/compatible with adjacent land uses and densities?

Yes, with mitigation. The proposed project is consistent with the adjacent land uses and densities to the east and north within the Tahoe Vista Community Plan – Special Area 6. The project proposes annexation of the property from the Tahoe Estates Plan Area to the Tahoe Vista Community Plan – Special Area 6. The project is also consistent with adjacent land uses to the south that are composed of high density tourist accommodation units. The area to the west consists of single family residential properties.

Annexation of the property into the Tahoe Vista Community Plan will require a General Plan/Rezoning approval from Placer County.

50. Is the proposed project consistent/compatible with adjacent architectural styles?

Yes. The architecture is a mountain style architecture utilizing natural materials and natural colors. Colors will blend with the surrounding wooded environment. The project is compatible with TRPA height requirements.

52. Describe signs and lighting associated with the project.

Outdoor lighting is proposed on the buildings and parking areas. It will be directed downward and shielded according TRPA and Placer County design requirements. Proposed design of signage and additional outdoor lighting of parking areas and roads has not been determined.

53. Is landscaping proposed? Yes. If so, describe and indicate types and location of plants on a plan.

Native and adaptive landscaping is proposed on all areas of construction. Irrigation will be provided to ensure plan establishment. A preliminary landscape plan is attached. This plan, prepared by a qualified professional, will help screen the project from neighboring properties, assist with erosion control and beautify the area.

56. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)?

The North Central Information Center has no archaeological studies within the proposed project area. State and federal inventories list no historic properties within the project area. There is a moderate possibility of identifying archaeological sites in the project area and further archival and field study is recommended to identify and record any resources which may be present on the property and to assess possible project impact to those resources. If archaeological resources are encountered during the project or related projects, avoid altering the materials and their context until a cultural resource consultant has evaluated the situation. Project personnel should not collect cultural resources.

82. How much additional traffic is the project expected to generate? (Indicate average daily traffic (ADT), peak hour volumes, identify peak hours. Use Institute of Transportation Engineers' (ITE) trip generation rates where project specific data is unavailable).

The proposed project is 110 apartment units. Therefore, the number of daily vehicle trips will be 110×6.47 vehicle trips/unit for 711 vehicle trips per day for the project. A traffic study has not been completed for the project, however, it is in process and is proposed to be completed in the next few months.

NORTH CENTRAL INFORMATION CENTER

CSU-SACRAMENTO - 6000 J STREET, FOLEY HALL #213 - SACRAMENTO, CA 95819-6100
916-278-6217 FAX 916-278-5162

June 20, 2002

RECEIVED

NCIC File No: PLA-02-70

JUN 24 2002

Suzanne Wilkins
K.B. Foster
P.O. Box 129
Carnelian Bay, CA 96140

K.B. FOSTER

Re: RECORD SEARCH FOR THE TAHOE VISTA AFFORDABLE HOUSING PROJECT
IN PLACER COUNTY.

Dear Ms. Wilkins:

In response to your request, received on June 11, 2002, a record search for the above location (USGS Kings Beach 7.5' Quad., T16N, R17E, Section 11) has been completed.

Review of records and literature on file at this office indicate that the proposed project area contains no recorded Native American or historic-period archaeological resources listed with the Historical Resources Information System. This office has no archaeological studies within the proposed project area. State and federal inventories list no historic properties within the project area.

Review of historical literature, state and federal inventories, and historic maps on file in this office indicated there are two historic roads within close proximity to the project area (The 1865 GLO Plat map for T16N/R17E Section 11). With this in mind, there is a moderate possibility of identifying historic cultural resources in the project area.

SENSITIVITY AND RECOMMENDATIONS:

- 1) There is a moderate possibility of identifying archaeological sites in the project area and further archival and field study is recommended to identify and record any resources which may be present on the property and to assess possible project impact to those resources. Please contact us if you require a copy of our referral list of archeological consultants.

- 2) Review for possible historic structures has included only those sources listed in the bibliography and should not be considered comprehensive. The office of Historic Preservation has determined that buildings, structures, and objects 45 years or older may be of historical value. If the area of potential effect contains such properties we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these properties.

Project Review and Compliance Unit
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001
916/653-6624

- 3) If there is a building 45 years or older, then it is recommended that an architectural historian record the resource; provide an evaluation of significance; and provide appropriate recommendations. If archaeological resources are encountered during the project or related projects, avoid altering the materials and their context until a cultural resource consultant has evaluated the situation. Project personnel should not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heart-affected rock, or human burials. Historic resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits, often in old wells and privies.
- 4) Identified cultural resources should be recorded on DPR 533 Primary Record forms.

LITERATURE REFERENCED DURING SEARCH: ... In addition to the official records and maps for archeological sites and surveys in Placer County, the following historic references were also reviewed: the National Register of Historic Places - Listed properties (1996) and Determinations of Eligibility (Aug. 2000); the California Inventory of Historic Resources (1976); California Historical Landmarks (1996 and updates); California Points of Historical Interest (1992 and updates); Gold Districts of California (Clark 1979); California Gold Camps (Gudde 1975); California Place Names (Gudde 1969); Directory of Properties in the Historical Resources Inventory (HRI) (Aug. 2000); Caltrans State and Local Bridge Surveys (2000); Historic Spots in California (1966 and 1990).

As indicated on the attached agreement form, the charge for this record search is \$120.00. Payment instructions are included at the bottom of the form. Please sign where indicated and return the **YELLOW** copy with your payment. Thank you for using our services. If you have any questions please do not hesitate to call 916/278-6217.

Sincerely,



Kristean Berry
Researcher



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

AUBURN OFFICE

TAHOE OFFICE

11414 B Avenue

565 W. Lake Blvd./P. O. Box 1909

Auburn, CA 95603

Tahoe City CA 96145

530-889-7470 /FAX 530-889-7499 530-581-6213 /FAX 530-581-6282

Web page: www.placer.ca.gov/planning Email : planning@placer.ca.gov

SUPPLEMENTAL ENTITLEMENT DETAIL GENERAL PLAN AMENDMENT/REZONING PROPOSAL

Required Maps: 30 (See instructions) Required Applications: 1 Filing Fee: \$2,705.00
Receipt # _____ Hearing Date: _____ GPA file # _____ REA File # _____

--To Be Completed By Applicant--

1. Project Name: Tahoe Vista Housing Community Plan Amendment
2. Applicable General/Community Plan: Tahoe Vista Community Plan
3. Current General Plan Designation: 021 Tahoe Estates - North Tahoe General Plan
4. Current Zoning: Residential
5. Proposed General Plan Designation: Tahoe Vista Community Plan Special Area 6 - Residential
Affected Parcel No(s): 112-050-001
6. Proposed Zoning: same
Affected Parcel No(s): 112-050-001
7. Basis for Request: Amend the Tahoe Vista Community Plan boundaries for Special Area 6
to include the subject parcel. See attached explanation.

AAAC, Inc.

William R. Brown
Signature of Applicant

7-1-02
Date

BASIS FOR GRANTING ZONING AMENDMENTS

The Placer County Zoning Ordinance states that "zoning amendments" (Rezoning) may be made whenever the "public necessity and convenience and the general welfare requires such an amendment". It is, therefore, suggested that a showing of this kind be made by the applicant when appearing at the public hearing before the Planning Commission and Board of Supervisors.

BASIS FOR GRANTING GENERAL PLAN AMENDMENTS

In approving General Plan Amendments, Placer County typically makes a finding that there have been significant changes in the area covered by the General Plan that were not contemplated at the time of the adoption of that particular General Plan and that the amendment is in the public interest. It is, therefore, suggested that a showing of this kind be made by the applicant when appearing at the public hearing before the Planning Commission.

DATE OF PLANNING COMMISSION'S ACTION: Recommended Approval _____ Denial _____

DATE OF BOARD OF SUPERVISORS' ACTION: Approved _____ Denied _____



PLACER COUNTY PLANNING DEPARTMENT

11414 "B" Avenue, Auburn, CA 95603
(530) 889-7470 FAX (530) 889-7499

Web page: www.placer.ca.gov/planning

INITIAL PROJECT APPLICATION

-- OFFICE USE ONLY --

Accepted by _____

Current Zoning _____

Applicable General/Community Plan: _____

G.P. Designation _____

Geographical Area _____

Environmental Determination: _____

____ Categorically Exempt Exemption Section # _____

____ Negative Declaration

____ EIR Name of EIR _____

Notes: _____

File #'s: _____

Date Project Application _____

Accepted as Complete _____

Date Filed _____

Hearing Body _____

Sphere of Influence _____

Tax Rate Area _____

Affordable Housing _____

SCH# _____

-- TO BE COMPLETED BY THE APPLICANT --

1. Project Name (current and previous) Tahoe Vista Housing Community Plan Amendment

2. Property Owner Cedar Grove Apartments/Mourelatos Affordable Housing
Mourelatos Family Limited Partnership

Address P.O. Box 77

E-Mail alexmourelatos@msn.com City Tahoe Vista State CA Zip 96148

Telephone Number 1-800-273-5298 Fax: 925-358-7200

3. Applicant AHDC - William Spann

Address 3128 Willow Ave., Ste. 101

E-Mail _____ City Clovis State CA Zip 93612

Telephone Number 530-269-3744 Fax Number 530-269-3749

4. Size of Property (acreage or square footage) 12.5 acres

5. Assessor's Parcel Number(s) 112-050-001

6. Project Location Idlewood Rd., Tahoe Vista, CA

west end of Toyon Rd. and Grey Lane City Tahoe Vista

(Be specific: cross streets, distance and direction from nearest intersection, etc.)

7. What actions, approvals, or permits by Placer County does the proposed project require?

☒ General Plan Amendment

☐ Rezoning

☐ Conditional Use Permit

☐ Minor Use Permit

☐ Variance

☐ Certificate of Compliance

☐ Extension of Time

☐ Major Subdivision (Tentative Map Approval)

☐ Minor Subdivision (Parcel Map Approval)

☐ Design Review

☐ Administrative Review Permit

☐ Project Undertaken by County

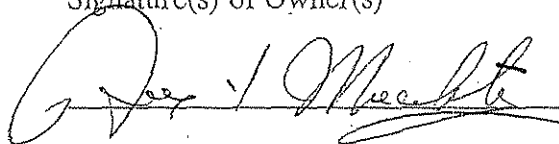
☐ Minor Boundary Adjustment

☐ Additional Building Site

11. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or
12. As Owner, I will be acting as applicant, in addition I will defend, indemnify, and hold harmless the County from any defense costs, including attorneys' fees or other loss connected with any legal challenge brought as a result of an approval concerning this Entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.

Signature(s) of Owner(s)

Please Print



Andreas J. Mourelatos

If Boundary Line Adjustment, signature of both transferring and acquiring property owners are needed. Boundary Line Adjustments shall not be used to create new parcels.

Signature of Transferring Property Owner

Please Print

Signature of Acquiring Property Owner

Please Print

NOTICE: This project may be subject to fees imposed by the Department of Fish and Game. (Fish and Game Code, Section 711.4 et.seq.; Public Resources Code, Section 10005) Unless a project is denied, no action which requires payment of fees shall be deemed final until such fees are paid (Section 21089(b) of the Public Resources Code).

NOTE: Pursuant to the policy of the Board of Supervisors, the Planning Department cannot accept applications on tax delinquent property. Applications submitted on properties which contain zoning violations may also be rejected by the County

**Cedar Grove Apartments Affordable Housing Project EIR/EIS
Environmental Issues Raised During Scoping Period**

October 28, 2003 through December 8, 2003

The following environmental issues were raised by the public and by members of the TRPA Governing Board, TRPA Advisory Planning Commission, and North Tahoe Regional Advisory Council. The following issues are summarized from the written comments received during the comment period, and the verbal comments provided at the following scoping meetings:

- November 12, 2003 TRPA Advisory Planning Commission (APC) meeting at the TRPA Governing Board Room, 128 Market Street, Stateline, Nevada.
- November 13, 2003, North Tahoe Regional Advisory Council (NTRAC) meeting at the North Tahoe Conference Center at 8318 North Lake Boulevard (U.S. Highway 28) Kings Beach, California.
- November 19, 2003 TRPA Governing Board meeting the North Tahoe Conference Center at 8318 North Lake Boulevard (U.S. Highway 28) Kings Beach, California.

Some comments did not involve physical environmental changes, but were related to the merits of the project. One example includes possible effects on nearby property values and other economic factors. Merits issues are considered by the decision makers when deciding whether or not to approve a project, but are not evaluated in an EIR/EIS.

<p style="text-align: center;">Cedar Grove Apartments Affordable Housing Project EIR/EIS Environmental Issues Raised During Scoping Period</p> <p style="text-align: center;">October 28, 2003 through December 8, 2003</p>	
Environmental Issue	EIR/EIS Section Addressing Comment
<i>Project Description</i>	
State in the project description that the emergency access road would be plowed.	Chapter 3, Project Description
Describe how the units would remain affordable over the long-term.	Chapter 3, Project Description
<i>Traffic</i>	
May through November are the busiest months for National Avenue because of the construction material businesses located there. Monday – Friday from 6 am to 8 pm May through November are the busiest days/hours. EIR/S should consider this when evaluating traffic impacts.	Section 5.5, Transportation

Evaluate ability for public transit and circulation to adequately serve the project.	Section 5.5, Transportation
Evaluate parking demand and supply based on actual number of vehicles expected for the project.	Section 5.5, Transportation
Estates Drive is steep and icy in winter. May not support increased traffic if Wildwood Drive is used as an access road. Winter spinouts occasionally block the roadway now.	Section 5.5, Transportation
Roads in Tahoe Vista Estates are narrow, winding, and deteriorating. Snow storage along the edges of the roads reduces lane widths in winter. Not conducive to project traffic and could present safety hazards for residents.	Section 5.5, Transportation
Evaluate effects on roadway deterioration.	Section 5.5, Transportation
Many large industrial trucks use National Avenue. Could be an increased safety concern with additional project traffic.	Section 5.5, Transportation
Adding project traffic to the SR 28 intersections could increase traffic safety concerns.	Section 5.5, Transportation
Traffic signals are needed at Estates/SR 28 and National/SR 28.	Section 5.5, Transportation
The project should have access directly to SR 28, perhaps through the Mourelatos 6-acre property south of the project site. Also look at dirt Wildrose Road as an option.	Section 5.5, Transportation
National Avenue and Estates Drive are the only arteries for the neighboring areas. These streets already have a lot of residential and truck traffic.	Section 5.5, Transportation
Evaluate traffic generated by events at the project's clubhouse.	Section 5.5, Transportation
Evaluate adequacy of Wildwood as emergency access route.	Section 5.5, Transportation
Evaluate hazards associated with keeping the emergency access road open or closed with bollards. Include ability to leave in emergency situation; knowledge of residents about when the access road is open or closed.	Section 5.5, Transportation
Could the 3 rd access route (e.g., Wildwood) be eliminated if the density is reduced?	Section 5.5, Transportation (reduced density alternative)
Evaluate effects on Laurel Road in Tahoe Vista Estates subdivision. It's now a dirt road, and could see increased use with the project.	Section 5.5, Transportation
Truckee Pines affordable housing complex in Truckee may provide indication of the project's parking demand.	Section 5.5, Transportation
Caltrans dump trucks use National Avenue. Evaluate safety issues.	Section 5.5, Transportation
Idlewood Road was intended to be an emergency access route, but is currently blocked by boulders.	Section 5.5, Transportation

Post office customers must currently back out onto National Avenue. Evaluate effects of more vehicles.	Section 5.5, Transportation
Children currently walk on National Avenue. Evaluate pedestrian and bicycle safety in light of trucks and post office traffic.	Section 5.5, Transportation
Evaluate increase in daily vehicle trips and capacity of roadway system.	
Biological Resources	
Goshawks, osprey may nest onsite. TRPA (Shane Romsos) may have a GIS map of their locations.	Section 5.9, Vegetation and Wildlife
Bears currently roam the project vicinity. Consider bear attraction effects of project and dumpsters, including nuisance and safety issues.	Section 5.9, Vegetation and Wildlife
The project site may support wildlife such as bobcat, coyote, wolverine, a pair of mated red-tail hawks.	Section 5.9, Vegetation and Wildlife
Evaluate effects of tree removal	Section 5.9, Vegetation and Wildlife
Noise	
Noise levels appear to be worst on Monday – Friday from 6 am to 8 pm May through November due to the industrial trucks using National Avenue	Section 5.7, Noise
Incorporate results of 2000 noise study	Section 5.7, Noise
Evaluate short-term (construction) and long-term (operational) noise impacts.	Section 5.7, Noise
Evaluate increased noise from project vehicles on nearby roadways, including Estates subdivision.	Section 5.7, Noise
Public Services & Facilities	
Evaluate impacts of potentially increased crime and demand on sheriff and fire resources.	Section 5.8, Public Services and Utilities
Onsite daycare and other facilities should be provided.	Chapter 3, Project Description; Section 5.8, Public Services and Utilities
Evaluate impacts on existing laundry facilities, tot lots, parks, day care, senior care, libraries, post office, health care facilities.	Chapter 3, Project Description; Section 5.8, Public Services and Utilities
Evaluate effects on water delivery infrastructure, including domestic uses, fire suppression, hydrants. When the batch plant on National Avenue is operating, the water pressure is reduced.	Chapter 3, Project Description; Section 5.8, Public Services and Utilities
Evaluate impacts on schools, including the high school	Chapter 3, Project Description; Section 5.8, Public Services and Utilities

Evaluate effects on ability of sewage infrastructure to provide service. Existing sewage substation may not be adequate.	
<i>Water Quality</i>	
Include alternative low-impact development rather than simply relying on standard BMPs.	Section 5.4, Hydrology and Water Quality
All access routes, including Wildwood, should be analyzed for increased runoff and erosion potential.	Section 5.4, Hydrology and Water Quality
National Avenue is an Area 3 priority for runoff, but should be increased to Area 1.	Section 5.4, Hydrology and Water Quality
Evaluate infiltration and erosion potential.	Section 5.4, Hydrology and Water Quality
<i>Air Quality</i>	
Local air quality appears to be worst on Monday – Friday from 6 am to 8 pm May through November due to the industrial trucks using National Avenue	Section 5.6, Air Quality
Evaluate localized air quality impacts (e.g., dust) during construction.	Section 5.6, Air Quality
Evaluate effects of project traffic using unpaved Laurel Drive.	Section 5.6, Air Quality
<i>Land Use & Community Character</i>	
Evaluate allowable density.	Section 5.3, Land Use
The project density may not be compatible with community character.	Section 5.3, Land Use
Project must comply with findings for community plan amendments (i.e., code section 13.7.D).	Section 5.3, Land Use
<i>Scenic Quality</i>	
Evaluate effects on scenic quality	Section 5.11, Scenic Quality
Evaluate effects of light pollution/spillover	Section 5.11, Scenic Quality
The development would affect views from nearby residences.	Section 5.11, Scenic Quality
<i>Land Coverage</i>	
Evaluate project against allowable land coverage.	Section 5.10, Geology & Soils
<i>Population & Growth Inducement</i>	
Discuss the number of occupants per unit.	Section 5.2, Growth Inducing Impacts
Evaluate actual relocation source area for future Cedar Grove residents, including whether in-basin or out-of-basin.	Section 5.2, Growth Inducing Impacts
Address whether there is a ceiling in amount of affordable housing units allowed in a specific area or community by code or policy.	Section 5.2, Growth Inducing Impacts
<i>Alternatives</i>	

Thoroughly evaluate offsite alternatives, including parcels already zoned for affordable housing (e.g., Kings Beach), and conversion/rehabilitation of existing buildings such as motels and the nearby mobile home park.	Chapter 4, Alternatives
Evaluate smaller projects distributed more evenly throughout the North Shore.	Chapter 4, Alternatives
Evaluate alternatives that place housing closer to jobs (e.g., Squaw Valley, Incline Village)	Chapter 4, Alternatives
Evaluate a range of alternatives, including varying densities and some ownership instead of all rentals.	Chapter 4, Alternatives
Consider the use of setbacks and landscape buffers from property boundaries.	Chapter 4, Alternatives
Consider alternatives that involve less grading.	Chapter 4, Alternatives
<i>Cumulative Impacts</i>	
Need to evaluate other projects in Tahoe Vista for cumulative impacts. In particular public services, noise, air and water pollution, traffic, crime, community character.	Evaluated throughout EIR/EIS in specific sections.
<i>Purpose and Need</i>	
One commenter stated that housing needs are currently unknown, as no new studies have been done in 5 years. The target median income is for all Placer County, not local area. So, project might not be needed.	Section 3.3, Purpose and Need
Evaluate need considering pool of existing vacant rental units.	Section 3.3, Purpose and Need
Evaluate County's fair share and the proportional needs of the Basin.	Section 3.3, Purpose and Need
<i>Other Issues</i>	
Evaluate effects on property values, tourism	Section 6.3, Effects Found not to be Significant